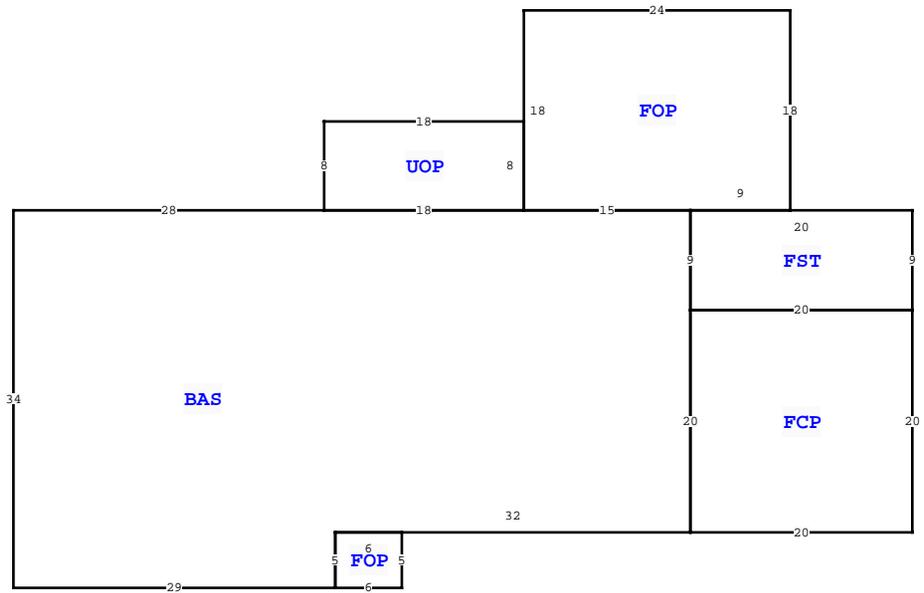


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,281	111.7440	125.15	285,467	1965	1965		0	0	35.00	65.00	
1 SINGLE FAM 100% - 2021 Heated Area: 1914 HX Base Yr 2021													



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		6417.0100 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100		1,914	155,699
FCP	400	25		100	8,135
FOP	30	30		9	732
FOP	432	30		130	10,576
FST	180	55		99	8,054
UOP	144	20		29	2,359
TOTALS	3,100			2,281	185,554

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		185,554	
TOTAL MARKET OB/XF VALUE		1,050	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		209,104	
SOH/AGL Deduction		58,264	
ASSESSED VALUE		150,840	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		99,429	
TOTAL JUST VALUE		209,104	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		205,104	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/0497	10/06/2020	WD	U	I	30	91,000
GRANTOR: MICHAEL J & CHRISTINE						
GRANTEE: DAVID BOND						
1209/0173	1/10/2011	WD	U	I	12	68,000
GRANTOR: HOUSEHOLD FINANCE COR						
GRANTEE: MICHAEL J & CHRISTI						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	400	
2	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	100	1993	1993	3	100	150	
3	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	100	2011	2011	3	100	500	

BLD DATE										LGL DATE									
XF DATE										LAND DATE									
INC DATE										AG DATE									
804 SW VALLEY WAY, LAKE CITY										04/14/2026 MLU									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W28 S34 E29 FOP= E6 N5 W6 S5\$ N5 E32 FCP= E20 N20 W20 S20\$ N20 FST= E20 N9 W20 S9\$ N9 FOP= E9 N18 W24 S18 E15\$ W15 UOP= N8 W18 S8 E18\$ W18\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		*RSF	210.00	213.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							