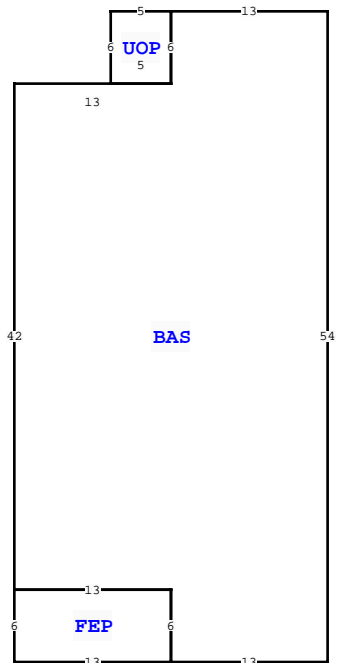


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
20210	01	1,316	114.8000	107.91	142,010	2007	2007	10	0	45.00	45.00		
1 MODULAR 1 100% - 2017 Heated Area: 1248 HX Base Yr 2017													



Quality	05	05			
DOR CODE	0201 MODULAR HOME				
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	810317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	60,602
FEP	78	80		62	3,011
UOP	30	20		6	291
TOTALS	1,356			1,316	63,904

EXTRA FEATURES																	
L	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	0.00	100	2011	2011	3	100	700	
2	0030	BARN, MT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	

602 NE DAVIS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			63,904
TOTAL MARKET OB/XF VALUE			1,900
TOTAL LAND VALUE - MARKET			5,108
TOTAL MARKET VALUE			70,912
SOH/AGL Deduction			8,628
ASSESSED VALUE			62,284
TOTAL EXEMPTION VALUE			37,284
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			70,912
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			69,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03966	SFR	200	10/17/2006
0845			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1212/1325	3/31/2011	WD	Q	I	01	67,000
GRANTOR: LEANDOUS ROSIER						
GRANTEE: CARRIE F ALEXANDER						
1189/1285	2/19/2010	WD	U	I	12	15,000
GRANTOR: SUNTRUST MORTGAGE INC						
GRANTEE: LEANDOUS ROSIER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W13 S6 W13 S42 E13 S6 E13 N54 \$	
FEP=[ORIG=-26,48] S6 E13 N6 W13 \$	
UOP=[ORIG=-13,0] W5 S6 E5 N6 \$	

LAND DESCRIPTION														TOTAL OB/XF											
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0201	C	MOD HOME	100			*RSF-3	0.00	0.00	10,217.00	SF		1.00	1.00	1.00	0.50	0.50	5,108							