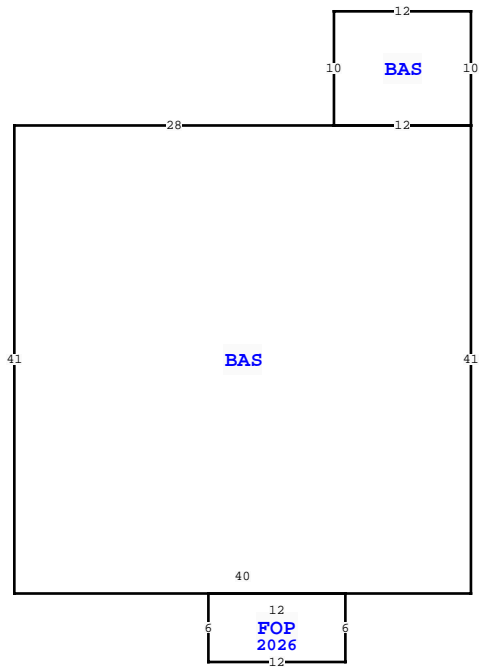


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	120	100	
BAS	1,640	100	
FOP	72	30	2026
TOTALS	1,832		
		1,782	110,614

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SINGLE FAM	100%	- 2020									Heated Area: 1760	
												HX Base Yr 2020	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			110,614
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			5,663
TOTAL MARKET VALUE			116,277
SOH/AGL Deduction			41,036
ASSESSED VALUE			75,241
TOTAL EXEMPTION VALUE	HX HB		50,241
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			116,277
NCON VALUE			1,365
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			107,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
288	ADDN SFR	150	08/11/2014
288	MAINT/ALTR	50	07/31/2014
835	ADDN SFR	0	05/29/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/2183	9/15/2020	QC	U	I	11	100
GRANTOR: DONALD GILLYARD						
GRANTEE: KATRINA GILLYARD						
1381/0818	3/28/2019	QC	U	I	11	89,900
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: DONALD & KATRINA GI						

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
931 NE CATAWBA AVE, LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W28 S41 E40 N41 W12 \$
BAS=[ORIG=12,0] N10 W12 S10 E12 \$
FOP=[YR=2026;ORIG=-11,41] E12 S6 W12 N6 \$

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	DPHT 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-3	0.00	0.00	11,325.60	SF		1.00	1.00	1.00	0.50	0.50	5,663							