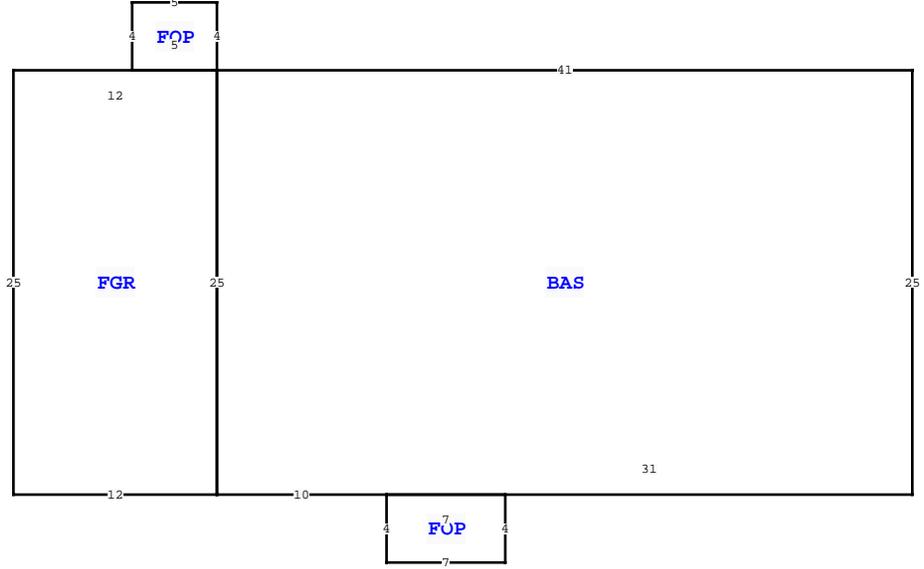




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SINGLE FAM	0%	- 2025									
				Heated Area: 1025				HX Base Yr				



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	820317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	101,875
FGR	300	55		165	16,400
FOP	20	30		6	596
FOP	28	30		8	795
TOTALS	1,373			1,204	119,666

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			119,666
TOTAL MARKET OB/XF VALUE			735
TOTAL LAND VALUE - MARKET			3,228
TOTAL MARKET VALUE			123,629
SOH/AGL Deduction			0
ASSESSED VALUE			123,629
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			123,629
TOTAL JUST VALUE			123,629
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			125,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046866	Roof Replacement	9,975	03/29/2023
480	SFR	232	07/20/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1281	3/29/2024	WD	Q	I	01	148,500
GRANTOR: FIXWORD CORPORATION						
GRANTEE: HAGHANI RENTALS LLC						
1496/2031	5/31/2023	QC	U	I	11	100
GRANTOR: MG INVESTMENTS AND SE						
GRANTEE: FIXWORD CORPORATION						

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	0	0	0		490.00	UT	1.50			735	

677 NW REDDING AVE, LAKE CITY			BLD DATE	LGL DATE
			XF DATE	LAND DATE
			INC DATE	AG DATE

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W41 S25 E10 E31 N25 \$												
FGR=[ORIG=-41,0] W12 S25 E12 N25 \$												
FOP=[ORIG=-31,25] S4 E7 N4 W7 \$												
POP=[ORIG=-41,0] N4 W5 S4 E5 \$												

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	0		00	0.00	0.00	6,457.00	SF		1.00	1.00	1.00	0.50	0.50	3,228								