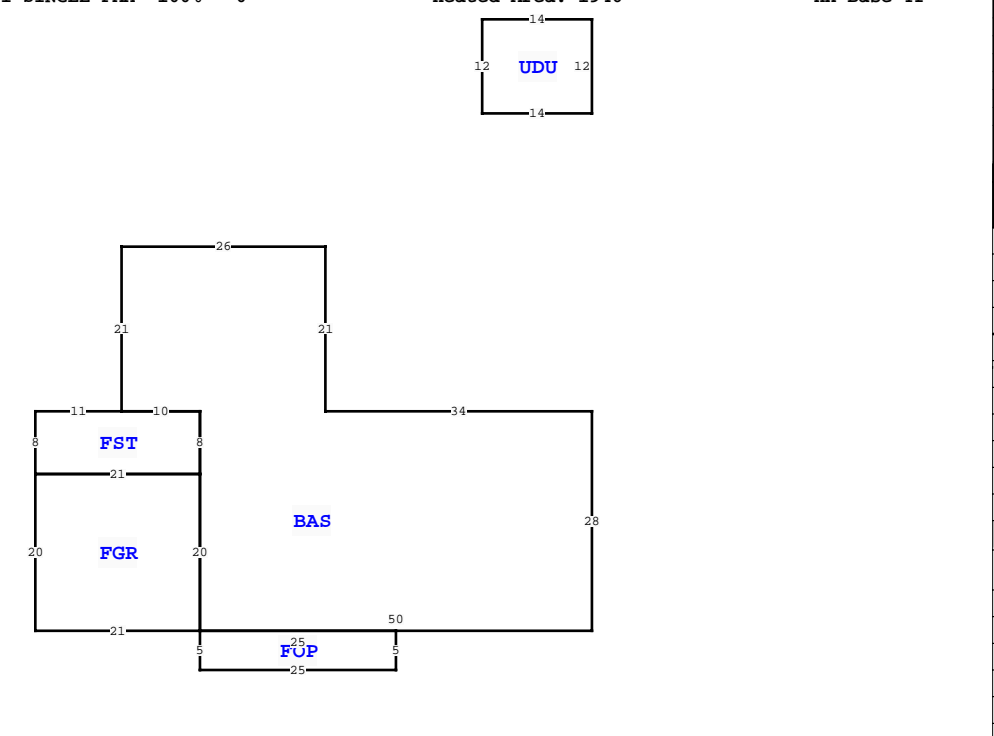




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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		
1	SINGLE FAM	100%	- 0									Heated Area: 1946 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	1,946	100		1,946	132,921
FGR	420	55		231	15,778
FOP	125	30		38	2,595
FST	168	55		92	6,284
UDU	168	55		92	6,284
TOTALS	2,827			2,399	163,863

826 NW MAGNOLIA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2021
INC DATE		AG DATE	MLU

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	0120	CLFENCE 4	0	100	0	0	UT	1.00	3,000.00	50	2003	2003	3	50	1,500	
2	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	2003	2003	3	100	600	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	Tax Dist:
BUILDING MARKET VALUE		163,863	
TOTAL MARKET OB/XF VALUE		2,100	
TOTAL LAND VALUE - MARKET		9,600	
TOTAL MARKET VALUE		175,563	
SOH/AGL Deduction		60,147	
ASSESSED VALUE		115,416	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		64,005	
TOTAL JUST VALUE		175,563	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,563	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W34 N21 W26 S21 FST= W11 S8 E21 N8 W10\$ E10 S8 FGR= W21 S20 E21 N20\$ S20 FOP= S5 E25 N5 W25\$ E50 N28\$ PTR=N50 UDU= W14 S12 E14 N12\$S50\$.

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		00	0.00	0.00	4.00	LT		1.00	1.00	0.75	3,200.00	2,400.00	9,600							