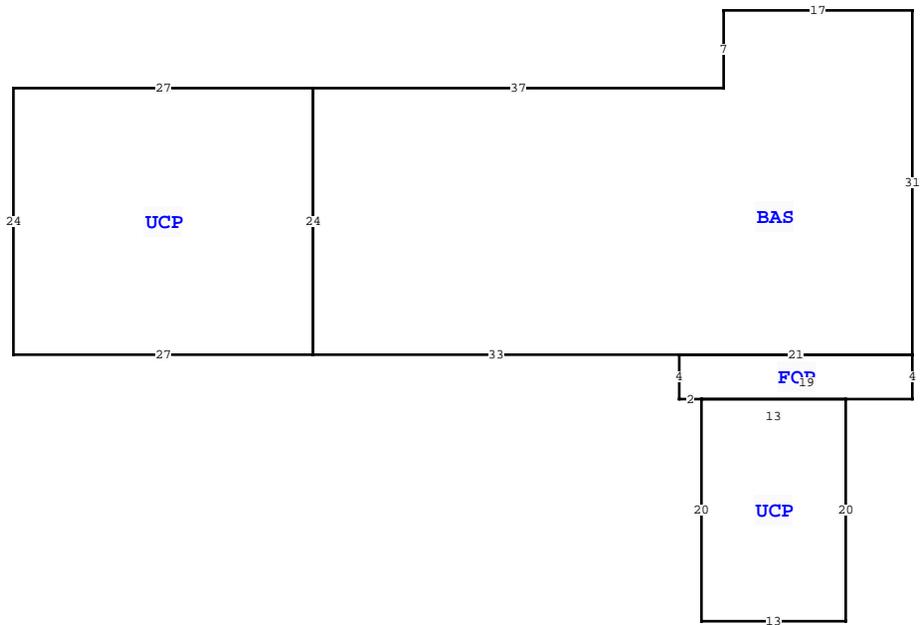


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,622	108.1080	121.08	196,392	1964	1964	10	0	35.00	55.00		
1 SINGLE FAM 0% - 0 Heated Area: 1415 HX Base Yr													



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	1,415	100		1,415	94,230
FOP	84	30		25	1,665
UCP	260	20		52	3,463
UCP	648	20		130	8,657
TOTALS	2,407			1,622	108,016

827 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	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			108,016
TOTAL MARKET OB/XF VALUE			30
TOTAL LAND VALUE - MARKET			3,200
TOTAL MARKET VALUE			111,246
SOH/AGL Deduction			0
ASSESSED VALUE			111,246
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			111,246
TOTAL JUST VALUE			111,246
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00018			

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W17 S7 W37 UCP= W27 S24E27 N24 S S24 E33 FOP= S4 E2													
UCP= S20 E13 N20 W13S E19 N4 W21S E21 N31S.													

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	1.00	LT		1.00	1.00	1.00	3,200.00	3,200.00	3,200							