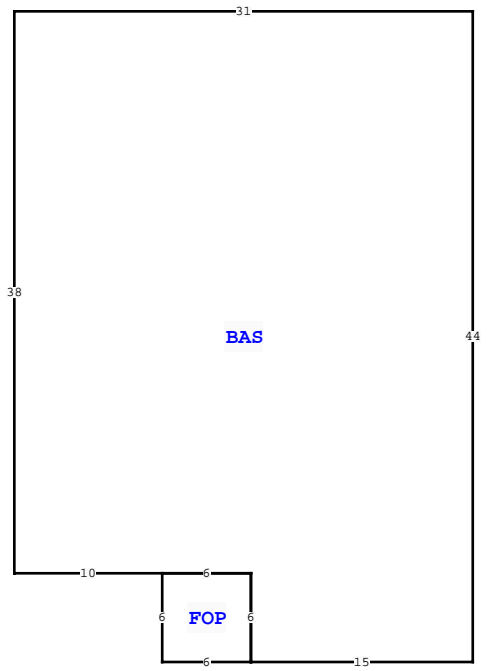




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural Units	05 CONV 100
Condition Adj	04 04 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,279	121.5500	136.14	174,123	2008	2008	10	0	0	21.25	68.75		
1 SINGLE FAM 100% - 2022 Heated Area: 1268 HX Base Yr 2022														



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	1,268	100		1,268	118,680
FOP	36	30		11	1,030
TOTALS	1,304			1,279	119,710

950 NW FOWLER AVE, LAKE CITY

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

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	0294	SHED WOOD/	0 100	10	10	100.00	UT	14.00	14.00	100	2008	2008	3	100	1,400	
2	0166	CONC, PAVMT	0 100	12	25	300.00	UT	3.00	3.00	100	2008	2008	3	100	900	
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE	119,710			
TOTAL MARKET OB/XF VALUE	2,500			
TOTAL LAND VALUE - MARKET	3,800			
TOTAL MARKET VALUE	126,010			
SOH/AGL Deduction	12,252			
ASSESSED VALUE	113,758			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	62,347			
TOTAL JUST VALUE	126,010			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	128,186			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3985	SFR	12	02/23/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/2539	1/07/2021	WD Q	Q	I	01	125,000
GRANTOR: CHEN KEVIN						
GRANTEE: BYRD ANDREA TRAMELL						
1385/1459	5/30/2019	WD Q	Q	I	01	93,000
GRANTOR: JESSICA ELLIOTT-MATOS						
GRANTEE: KEVIN CHEN & STEPHA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W31 S38 E10 FOP= S6 E6 N6 W6 S6 E6 S6 E15 N44\$.

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	3,800.00	3,800.00	3,800							