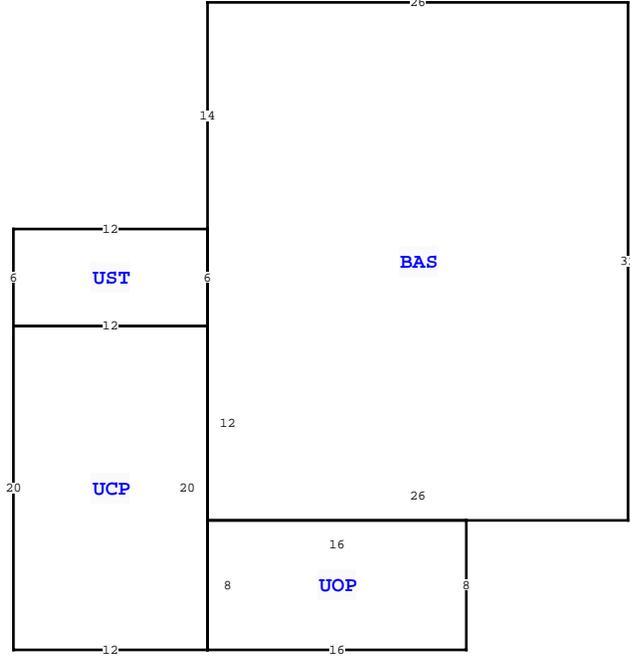


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	01 FLAT 100
Roof Cover	04 BUILT-UP 100
Interior Wall	03 PLASTER 100
Interior Floo	09 PINE WOOD 100
Air Condition	02 WINDOW 100
Heating Type	02 CONVECTION 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
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		
0100	01	938	79.0400	90.11	84,523	1956	1956	10	0	0	35.00	55.00	
1 SINGLE FAM 0% - 2024 Heated Area: 832 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	832	100		832	41,235
UCP	240	20		48	2,379
UOP	128	20		26	1,289
UST	72	45		32	1,586
TOTALS	1,272			938	46,488

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			46,488
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			3,800
TOTAL MARKET VALUE			50,388
SOH/AGL Deduction			0
ASSESSED VALUE			50,388
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			50,388
TOTAL JUST VALUE			50,388
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			49,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/352	3/03/2023	WD Q	Q	I	01	45,000
GRANTOR: GATEWAY TLC INVESTM						
GRANTEE: GRIFFIN AVE INVESTM						
1432/2102	3/16/2021	WD U	U	I	11	100
GRANTOR: HANLEY BRETT ALAN TRU						
GRANTEE: GATEWAY TLC INVESTM						

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	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

854 NW FOWLER AVE, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W26 S14 UST= W12 S6 E12N6\$ S6 UCP= W12 S20 E12 N20\$ S12 UOP= S8 E16 N8 W16 \$ E26 N32\$.													

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	70.00	117.00	1.00	LT		1.00	1.00	1.00	3,800.00	3,800.00	3,800							