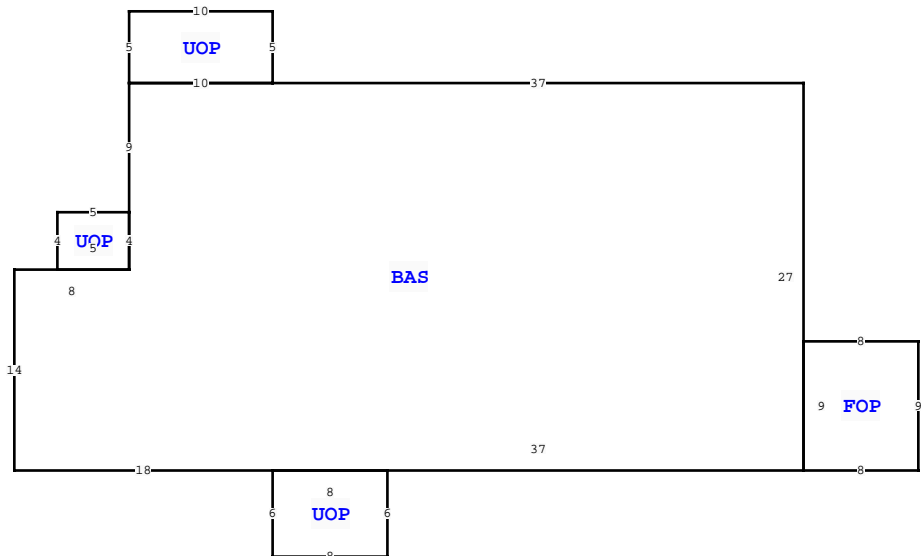


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	09	PINE WOOD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	1	1	100		
Bathrooms	1	1	100		
Frame	02	WOOD FRAME	100		
Story Height	0	0	100		
RMS	0	0	100		
Stories	1.	1.	100		
Units	2	2	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	0800	MULTI-FAM	<10		
MAP NUM		MKT AREA	07		
NEIGHBORHOOD/LOC	830317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100		1,381	40,419
FOP	72	30		22	644
UOP	20	20		4	117
UOP	48	20		10	293
UOP	50	20		10	293
TOTALS	1,571			1,427	41,766

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,427	84.1050	73.17	104,414	1950	1950	10	0	50.00	40.00
1 DUPLEX 0% - 0 Heated Area: 1381 HX Base Yr											



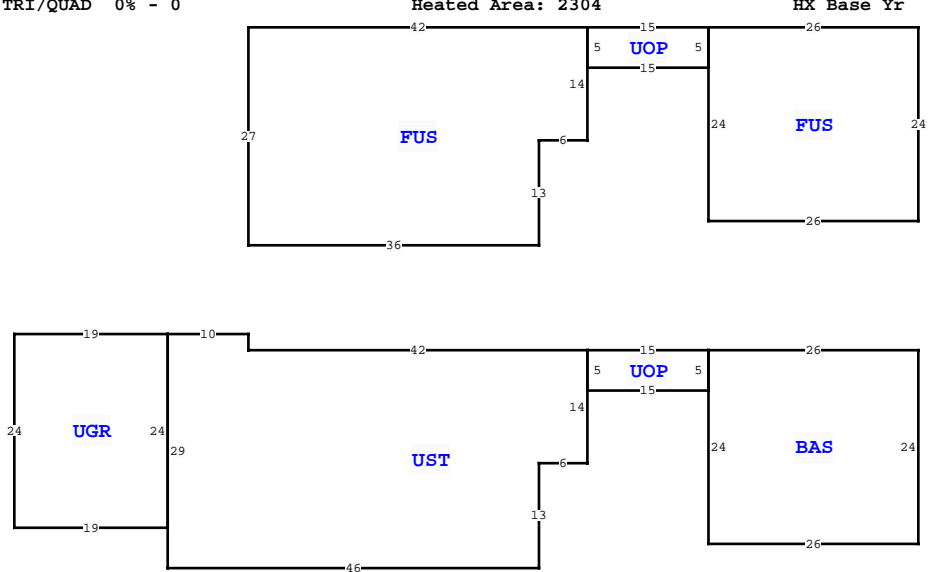
COLUMBIA COUNTY PROPERTY				PAGE 1 of 3	1	
VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 1	Tax Dist:					
BUILDING MARKET VALUE	228,997					
TOTAL MARKET OB/XF VALUE	0					
TOTAL LAND VALUE - MARKET	38,588					
TOTAL MARKET VALUE	267,585					
SOH/AGL Deduction	0					
ASSESSED VALUE	267,585					
TOTAL EXEMPTION VALUE	0					
BASE TAXABLE VALUE	267,585					
TOTAL JUST VALUE	267,585					
NCON VALUE	0					
INCOME VALUE	0					
PREVIOUS YEAR MKT VALUE	262,323					
BLDG:2:1: DOR 1994						
BLDG:1:1: ZONED COMMERCIAL. DOR 1994						
PERMIT NUM DESCRIPTION AMT ISSUED						
0614		10,500	07/14/2025			
3405	REMODEL	0	10/13/2005			
3405	REMODEL	0	10/13/2005			
2558	REMODEL	50	01/13/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/2441	5/01/2002	WD	Q	I		150,000
GRANTOR: HADWIN						
GRANTEE: JAMES RIGSBY						
0780/0824	9/07/1993	WD	Q	I		100,400
GRANTOR: DANIEL CRAPPS						
GRANTEE: HADWIN-RHEA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W37 UOP= N5 W10 S5 E10\$W10 S9 UOP= W5 S4 E5 N4 \$ S4 W8 S14 E18 UOP= S6 E8 N6 W8\$ E37 FOP= E8 N9 W8 S9 \$ N27\$.						

EXTRA FEATURES										BLD DATE		LGL DATE				
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
394 NW COLUMBIA AVE, LAKE CITY																
X F DATE																
INC DATE																
LAND DATE																
AG DATE																
TOTAL OB/XF 0																

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	0800	C	MULTI-FAM	0		*C-CB	10.00	105.00	22,050.00	SF		1.00	1.00	1.00	1.75	1.75	38,588							

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		4 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 TRI/QUAD	0%	3,145	87.0480	75.73	238,171	1963	1963	10	0	50.00	40.00



Quality	03	03			
DOR CODE	0800	MULTI-FAM <10			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	830317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	18,902
FUS	624	100		624	18,902
FUS	1,056	100		1,056	31,988
UGR	456	45		205	6,210
UOP	75	20		15	454
UOP	75	20		15	454
UST	1,346	45		606	18,357
TOTALS	4,256			3,145	95,268

394 NW COLUMBIA AVE, LAKE CITY

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

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

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

COLUMBIA COUNTY PROPERTY		PAGE 2 of 3	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		228,997	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		38,588	
TOTAL MARKET VALUE		267,585	
SOH/AGL Deduction		0	
ASSESSED VALUE		267,585	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		267,585	
TOTAL JUST VALUE		267,585	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,323	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0956/2441	5/01/2002	WD	Q	I		150,000
GRANTOR: HADWIN						
GRANTEE: JAMES RIGSBY						
0780/0824	9/07/1993	WD	Q	I		100,400
GRANTOR: DANIEL CRAPPS						
GRANTEE: HADWIN-RHEA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N24 W26 UOP= W15 UST= W42 N2W10 UGR= W19 S24 E19 N24\$ S29 E46 N13 E6 N14\$ S5 E15 N5\$ S24E26\$ PTR= N40 FUS= N24 W26 UOP= W15 FUS= W42 S27 E36 N13 E6 N14\$ S5 E15 N5\$S24 E26\$ S40\$.	

