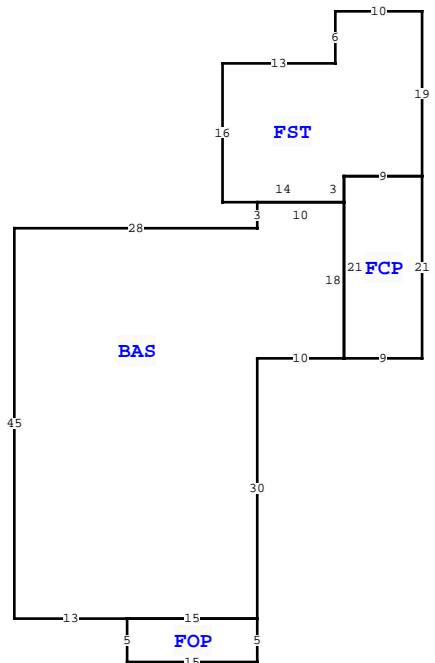


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,730	87.4800	97.98	169,505	1960	1960	0	0	35.00	65.00		
2 SINGLE FAM 0% - 0 Heated Area: 1440 HX Base Yr													



Quality		03 03			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		06			
NEIGHBORHOOD/LOC		830317.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	91,709
FCP	189	25		47	2,993
FOP	75	30		22	1,401
FST	401	55		221	14,075
TOTALS	2,105			1,730	110,178

479 NW HILLSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1985	1985	3	100	100	

TOTAL OB/XF 1,700

LAND DESCRIPTION		TOTAL OB/XF 1,700																						
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	0			0.00	0.00	7,030.00	SF		1.00	1.00	1.00	1.50	1.50	10,545							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION BY			STANDARD	
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE			110,178	
TOTAL MARKET OB/XF VALUE			1,700	
TOTAL LAND VALUE - MARKET			10,545	
TOTAL MARKET VALUE			122,423	
SOH/AGL Deduction			288	
ASSESSED VALUE			122,135	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			122,135	
TOTAL JUST VALUE			122,423	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			118,556	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2291	ADDN SFR	45	01/30/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0185	1/09/2019	WD Q	Q	I	01	45,000
GRANTOR: DANIEL PATRICK MURPHY						
GRANTEE: CATHEY MELLER CREEL						
0610/0798	12/01/1986	WD Q	Q	I		34,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 S45 E13 FOP= S5 E15N5 W15\$ E15 N30 E10 FCP= E9 N21 W9 S21\$ N18 FST= N3 E9 N19 W10 S6 W13 S16 E14\$ W10 S3\$.	