

N DIV: COMM SE COR, RUN W 50 FT  
W 100 FT, N 156 FT, E 100 FT, S  
POB BLOCK 130.

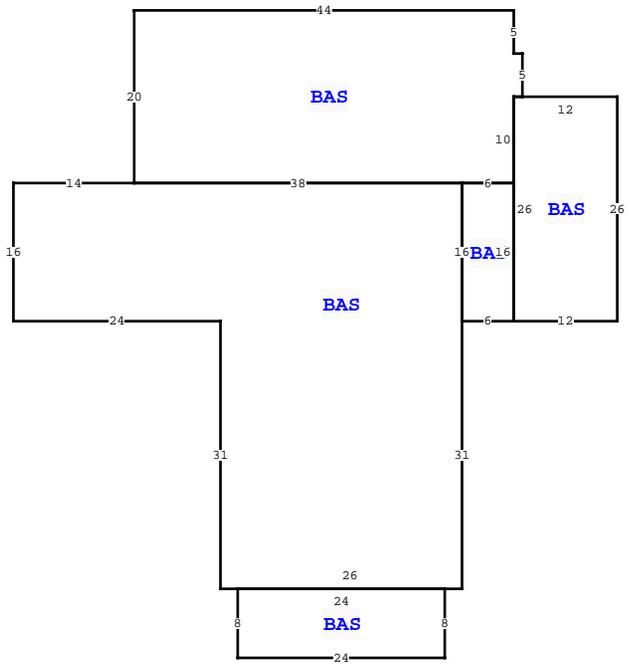
LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY, STE 303  
VIRGINIA BEACH, VA 23452

**2026**

00-00-00-12216-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	830317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	96	100	
BAS	192	100	
BAS	312	100	
BAS	885	100	
BAS	1,700	100	
TOTALS	3,185		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,185	105.0510	119.76	381,436	1947	1995		0	0	35.00	65.00	
1 SINGLE FAM 100% - 2024 Heated Area: 3185 HX Base Yr 2024													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			247,933
TOTAL MARKET OB/XF VALUE			11,193
TOTAL LAND VALUE - MARKET			19,500
TOTAL MARKET VALUE			278,626
SOH/AGL Deduction			44,448
ASSESSED VALUE			234,178
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			182,767
TOTAL JUST VALUE			278,626
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047366	Solar Power Syste	57,445	06/01/2023
215440	M H	200	08/09/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/135	3/25/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT (MCNIE)						
GRANTEE: LAKEVIEW LOAN SERVI						
1473/2721	8/12/2022	WD	Q	I	01	299,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: MCNIEL JAMES E						

EXTRA FEATURES		297 NW HILLSBORO ST, LAKE CITY															
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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0166	CONC, PAVMT	0	100	0	0	3,262.00	UT	2.00	2.00	75	2011	2011	3	75	4,893	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION		TOTAL OB/XF 11,193																						
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	100		*RSF	300.00	156.00	15,600.00	SF		1.00	1.00	1.00	1.25	1.25	19,500							