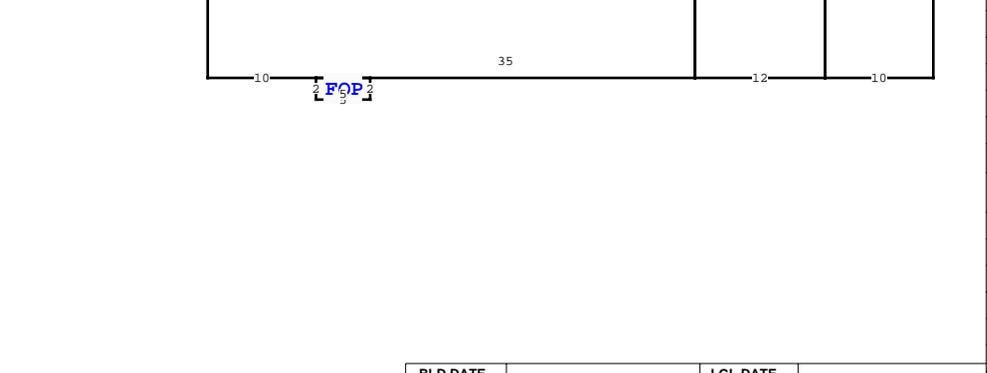


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 60
Exterior Wall	05 AVERAGE 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	03 PLASTER 80
Interior Wall	06 CUST PANEL 20
Interior Floor	12 HARDWOOD 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,320	119.9120	134.30	177,276	1938	1995	0	0	0	35.00	65.00
1 SINGLE FAM 0% - 2024 Heated Area: 1080 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	94,279
FCP	190	25		48	4,190
FCP	256	25		64	5,587
FOP	10	30		3	262
FST	228	55		125	10,912
TOTALS	1,764			1,320	115,229

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	115,229		
TOTAL MARKET OB/XF VALUE	2,500		
TOTAL LAND VALUE - MARKET	11,145		
TOTAL MARKET VALUE	128,874		
SOH/AGL Deduction	0		
ASSESSED VALUE	128,874		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	128,874		
TOTAL JUST VALUE	128,874		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	124,787		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/2583	8/25/2023	WD	Q	I	01	154,900
GRANTOR: SEC LLC						
GRANTEE: DOWNEY BETHANY LEE						
1395/2443	10/01/2019	QC	U	I	11	100
GRANTOR: MICHAEL R STEICHER						
GRANTEE: SEC LLC						

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	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1985	1985	3	100	500	
2	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

TOTAL OB/XF													2,500				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								05/12/2026	MLU			
294 NW HILTON AVE, LAKE CITY																	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W45 S24 E10 E35 N24 \$	
FCP=[ORIG=-45,0] N16 W16 S16 E16 \$	
FST=[ORIG=0,24] E12 N19 W12 S19 \$	
FCP=[ORIG=12,24] E10 N19 W10 S19 \$	
FOP=[ORIG=-35,24] S2 E5 N2 W5 \$	

LAND DESCRIPTION		TOTAL OB/XF																		2,500				
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		*RSF-3	0.00	0.00	7,430.00	SF		1.00	1.00	1.00	1.50	1.50	11,145							