

W DIV: THE W 124 FT OF BLOCK G
AS LIES S OF ORANGE ST & N OF
DUVAL ST, EX THAT PART DEEDED

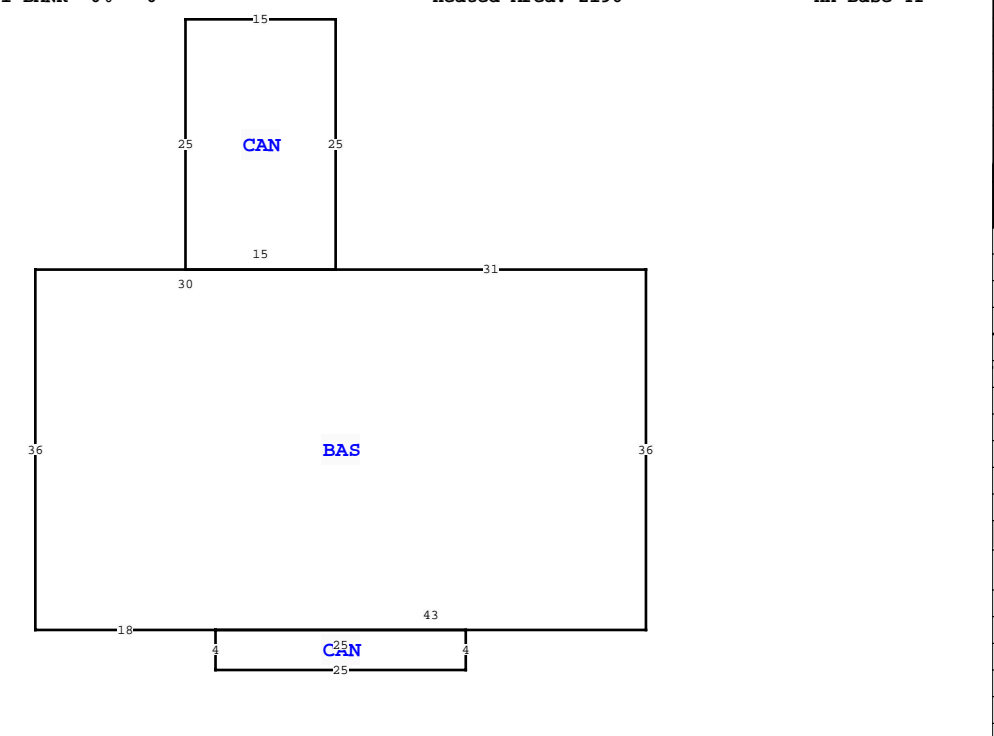
HERITAGEBANK OF THE SOUTH
PO BOX 709
TUPELO, MS 38802

2026

00-00-00-12327-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	4	100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2600	04	2,338	97.6080	89.80	209,952	1990	1995	0	0	45.00	55.00		
1 BANK 0% - 0 Heated Area: 2196 HX Base Yr													



Quality	05	05			
DOR CODE	2300 FINANCIAL BLDG				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	840317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100		2,196	108,461
CAN	100	30		30	1,482
CAN	375	30		112	5,532
TOTALS	2,671			2,338	115,474

EXTRA FEATURES														463 W DUVAL 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	0166	CONC, PAVMT	0	0	0	0	9,410.00	UT	1.70	1.70	100	1993	1993	3	100	15,997	
2	0168	PNEUMATIC	0	0	0	0	2.00	UT	5,000.00	5,000.00	100	1993	1993	3	100	10,000	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	800	
TOTAL OB/XF 26,797																	

LAND DESCRIPTION														TOTAL OB/XF 26,797										
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	2300	C	FINANCIAL	0		*CG	124.00	160.00	19,840.00	SF		1.00	1.00	1.00	7.00	7.00	138,880							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 1				Tax Dist:	
BUILDING MARKET VALUE				115,474	
TOTAL MARKET OB/XF VALUE				26,797	
TOTAL LAND VALUE - MARKET				138,880	
TOTAL MARKET VALUE				281,151	
SOH/AGL Deduction				0	
ASSESSED VALUE				281,151	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				281,151	
TOTAL JUST VALUE				281,151	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				267,609	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047407	Remodel	25,000	06/07/2023
000045050	Roof Replacement	26,000	07/27/2022
1518	REMODEL	75	12/29/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1190/1968	12/31/2009	WD	U	I	12	525,000
GRANTOR: ATLANTIC COAST BANK (
GRANTEE: HERITAGEBANK OF THE						
0705/0286	12/20/1989	WD	Q	V		65,000
GRANTOR: DANIEL CRAPPS						
GRANTEE: FED CREDIT UNION						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W31 CAN= N25 W15 S25 E15\$ W30 S36 E18 CAN= S4 E25 N4 W25\$ E43 N36\$.	