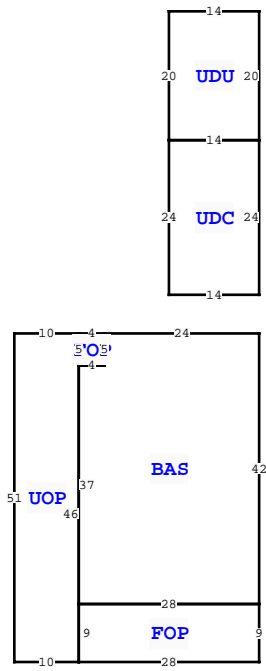


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 04 SINGLE SID 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 14 PREFIN MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 12 HARDWOOD 100 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 1 100 |
| Frame | 01 NONE 100 |
| Stories | 1. 1. 100 |
| Architctual | 05 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| 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 | 1,578 | 105.9300 | 118.64 | 187,214 | 1940 | 1990 | 0 | 0 | 35.00 | 65.00 | | |
| 1 SINGLE FAM 100% - 2023 Heated Area: 1156 HX Base Yr 2023 | | | | | | | | | | | | | |



| Quality | 05 05 | | | | |
|------------------|--------------------|-------------|------|--------------|----------------------|
| DOR CODE | 0100 SINGLE FAMILY | | | | |
| MAP NUM | MKT AREA 06 | | | | |
| NEIGHBORHOOD/LOC | 32317.020 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,156 | 100 | | 1,156 | 89,146 |
| FOP | 20 | 30 | | 6 | 463 |
| FOP | 252 | 30 | | 76 | 5,861 |
| UDC | 336 | 25 | | 84 | 6,478 |
| UDU | 280 | 55 | | 154 | 11,876 |
| UOP | 510 | 20 | | 102 | 7,866 |
| TOTALS | 2,554 | | | 1,578 | 121,689 |

351 SW ALACHUA AVE, LAKE CITY

| | | | |
|----------|--|-----------|--|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0263 | PRCH,USP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 600 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 100 | |

TOTAL OB/XF 1,900

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 100 | | *RO | 105.00 | 105.00 | 11,025.00 | SF | | 1.00 | 1.00 | 1.00 | 1.75 | 1.75 | 19,294 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|--|--|-----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | | | Tax Dist: |
| BUILDING MARKET VALUE | | | 121,689 |
| TOTAL MARKET OB/XF VALUE | | | 1,900 |
| TOTAL LAND VALUE - MARKET | | | 19,294 |
| TOTAL MARKET VALUE | | | 142,883 |
| SOH/AGL Deduction | | | 11,293 |
| ASSESSED VALUE | | | 131,590 |
| TOTAL EXEMPTION VALUE | | | 51,411 |
| BASE TAXABLE VALUE | | | 80,179 |
| TOTAL JUST VALUE | | | 142,883 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 142,883 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 520 | MAINT/ALTR | 50 | 11/07/2012 |

| SALES DATA | | | | | | | |
|------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | |
| 1460/782 | 2/23/2022 | WD | U | I | 30 | 155,000 | |
| GRANTOR: UMSTEAD DANNY | | | | | | | |
| GRANTEE: DICKS BRADY | | | | | | | |
| 1421/1332 | 10/05/2020 | WD | Q | I | 01 | 115,000 | |
| GRANTOR: LOUSIE A REVELS | | | | | | | |
| GRANTEE: DANNY & MARCIA UMST | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W24 FOP= W4 S5 E4 N5\$ S5 W4 UOP= N5 W10 S51 E10 N46\$ S37 | | | | | | | | | | | | | |
| FOP= S9 E28 N9 W28\$ E28N42\$ PTR=N50 UDU= W14 S20 UDC= S24 | | | | | | | | | | | | | |
| E14 N24 W14\$ E14 N20\$ S50\$. | | | | | | | | | | | | | |