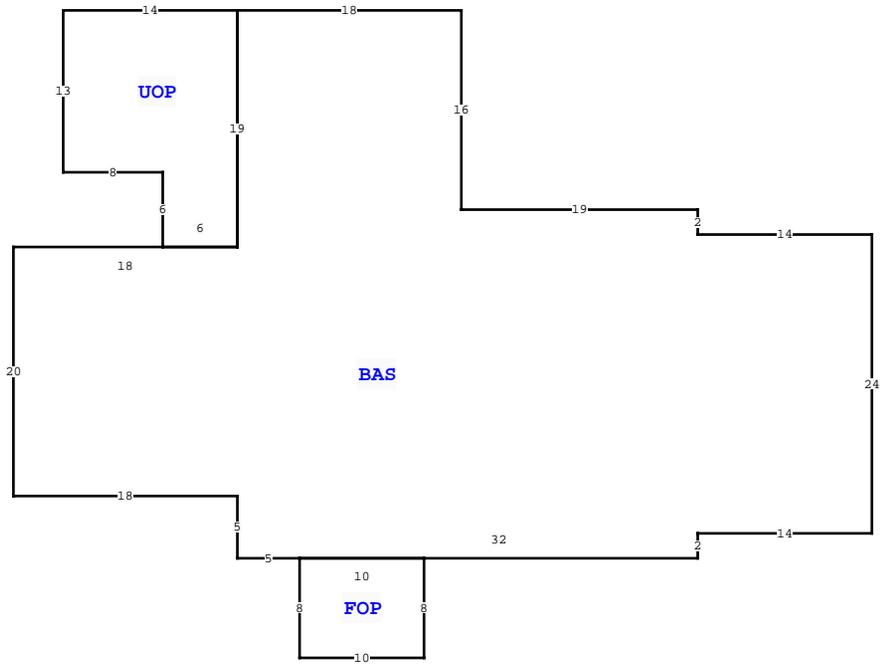




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 60
Interior Wall	04 PLYWOOD 40
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
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	01 01 100
Kitchen Adjus	01 01 100
Quality	04 04

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,088	72.7571	82.94	173,179	1950	1950	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 2020 HX Base Yr													



DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	860317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,020	100		2,020	108,900
FOP	80	30		24	1,294
UOP	218	20		44	2,372
TOTALS	2,318			2,088	112,566

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			112,566
TOTAL MARKET OB/XF VALUE			350
TOTAL LAND VALUE - MARKET			15,750
TOTAL MARKET VALUE			128,666
SOH/AGL Deduction			5,580
ASSESSED VALUE			123,086
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			123,086
TOTAL JUST VALUE			128,666
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			120,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/1247	4/16/2015	WD	U	I	18	25,500
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: JULIA DE JESUS						
1278/0569	7/09/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (LINDA)						
GRANTEE: THE BANK OF NEW YORK						

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

449 SE MONROE ST, LAKE CITY										BLD DATE		LGL DATE	05/12/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W19 N16 W18 UOP= W14 S13 E8 S6 E6 N19 S19 W18 S20 E18 S5 E5 FOP= S8 E10 N8 W10 S32 N2 E14 N24 W14 N2 S.			

LAND DESCRIPTION														TOTAL OB/XF										
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	105.00	100.00	10,500.00	SF		1.00	1.00	1.00	1.50	1.50	15,750							