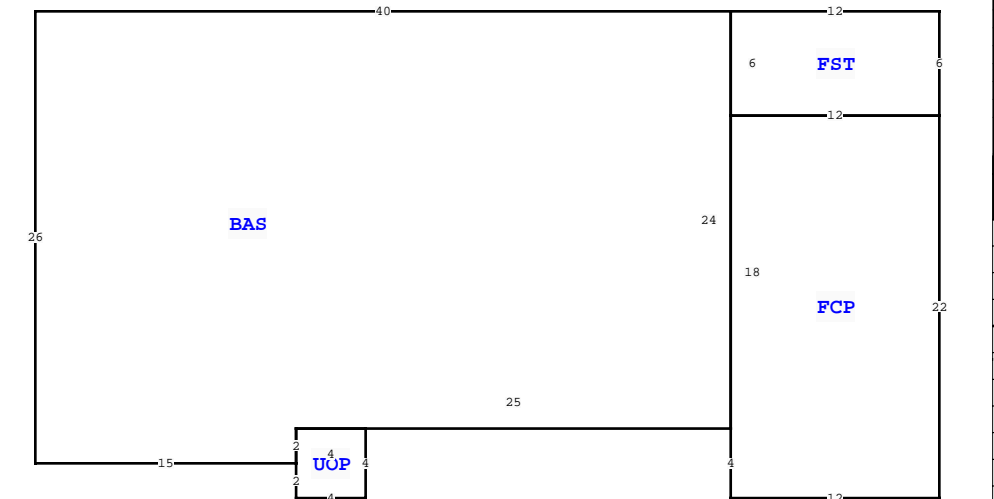


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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
Quality	05	05

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2018									
Heated Area: 990						HX Base Yr 2018					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100		990	90,277
FCP	264	25		66	6,018
FST	72	55		40	3,648
UOP	16	20		3	274
TOTALS	1,342			1,099	100,216

380 SE MELROSE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

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	100	12	29		3.00	80	0	0	3	80	835	

TOTAL OB/XF 835

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		*RSF-3	0.00	0.00	8,300.00	SF		1.00	1.00	1.00	0.95	0.95	7,885							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	100,216		
TOTAL MARKET OB/XF VALUE	835		
TOTAL LAND VALUE - MARKET	7,885		
TOTAL MARKET VALUE	108,936		
SOH/AGL Deduction	46,320		
ASSESSED VALUE	62,616		
TOTAL EXEMPTION VALUE	37,616		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	108,936		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	108,936		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044930	Solar Power Syste	25,875	07/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/2650	5/15/2017	WD Q	Q	I	01	69,900
GRANTOR: JAMES C GIEBEIG SR						
GRANTEE: GRABIEL M OSORIO &						
1191/1435	3/29/2010	QC U	U	I	11	100
GRANTOR: JAMES C GIEBEIG SR CO						
GRANTEE: JAMES C GIEBEIG SR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S26 E15 UOP= S2 E4 N4 W4 S2\$ N2 E25 FCP= S4 E12 N22	
FST= N6 W12 S6 E12\$ W12 S18\$ N24\$.	