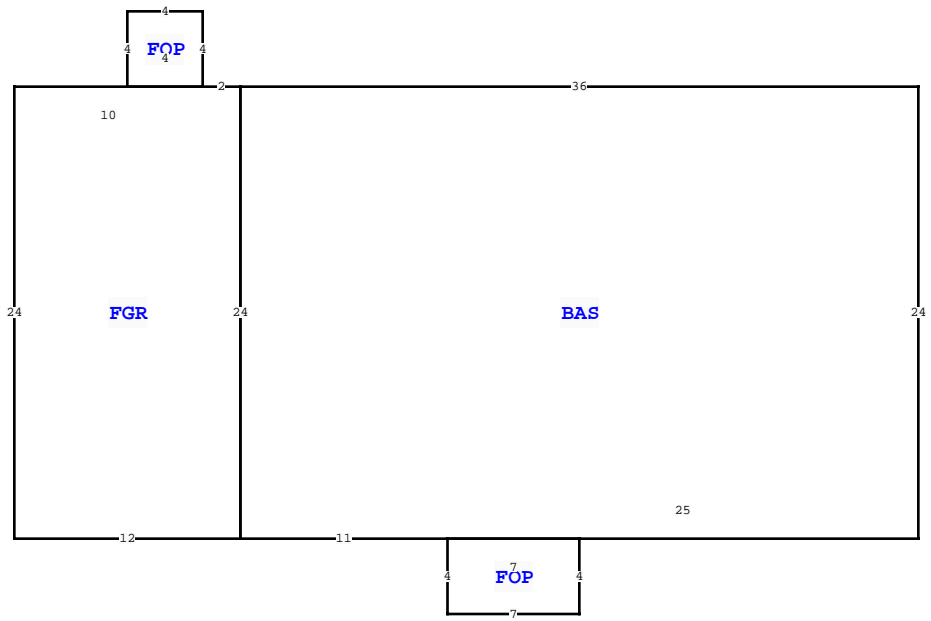


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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%	- 2003		Heated Area: 864					HX Base Yr	2003		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	80,410
FGR	288	55		158	14,705
FOP	16	30		5	465
FOP	28	30		8	745
<b>TOTALS</b>	<b>1,196</b>			<b>1,035</b>	<b>96,325</b>

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	100	0	0	0	759.00	UT 1.50	1.50	100	0	0	3	100	1,139
2	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	0.00	100	2017	2017	3	100	400
3	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	0.00	100	2017	2017	3	100	1,200

TOTAL OB/XF													
495 SE WALDRON TER, LAKE CITY													
2,739													

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	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.95	0.95	9,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			96,325
TOTAL MARKET OB/XF VALUE			2,739
TOTAL LAND VALUE - MARKET			9,500
TOTAL MARKET VALUE			108,564
SOH/AGL Deduction			33,226
ASSESSED VALUE			75,338
TOTAL EXEMPTION VALUE	HX HB		50,338
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			108,564
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/2425	2/26/2014	QC	U	V	11	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: TRAVIS D KIRBY						
0953/0579	5/08/2002	WD	Q	I		51,900
GRANTOR: RICHARD & MILDRED COB						
GRANTEE: TRAVIS D KIRBY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W36 FGR= W2 FOP= N4 W4S4 E4S W10 S24 E12 N24S S24 E11 FOP= S4 E7 N4 W7S E25 N24S.	