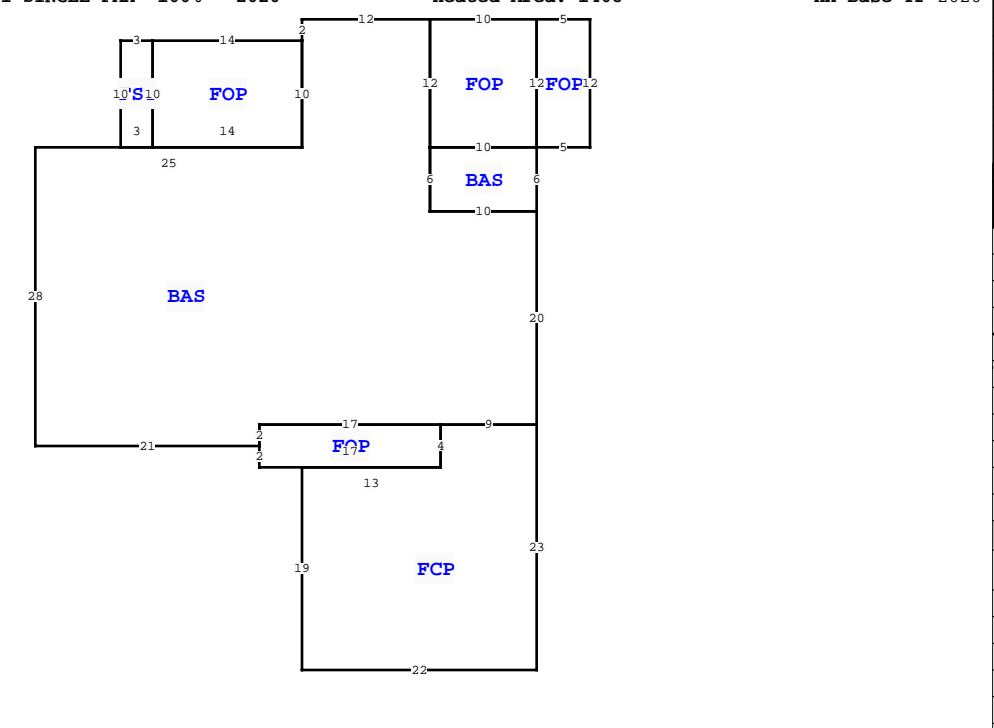




ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	13	LAM/VNLPK 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	02	02 100
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	1,654	102.5766	114.89	190,028	1963	1963	0	0	35.00	65.00	



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
05 05	0100	SINGLE FAMILY	870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	4,480
BAS	1,348	100		1,348	100,667
FCP	454	25		114	8,513
FOP	60	30		18	1,344
FOP	68	30		20	1,494
FOP	120	30		36	2,688
FOP	140	30		42	3,136
FST	30	55		16	1,195
TOTALS	2,280			1,654	123,518

BLD DATE	LGL DATE
04/27/2022	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	0120	CLFENCE 4	0	100	0	0	0	0.00	0.00	100	2004	2004	3	100	300	
2	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	2004	2004	3	100	100	
3	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2005	2005	3	100	400	

EXTRA FEATURES																
478 SE WALDRON TER, LAKE CITY																
TOTAL OB/XF 800																

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		*RSF-3	0.00	0.00	8,000.00	SF		1.00	1.00	1.00	0.95	0.95	7,600							

TOTAL OB/XF 800																
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	Tax Dist:
BUILDING MARKET VALUE		123,518	
TOTAL MARKET OB/XF VALUE		800	
TOTAL LAND VALUE - MARKET		7,600	
TOTAL MARKET VALUE		131,918	
SOH/AGL Deduction		44,106	
ASSESSED VALUE		87,812	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		36,401	
TOTAL JUST VALUE		131,918	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		131,918	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00334			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/0277	11/19/2018	WD Q	Q	I	01	74,000
GRANTOR: PAUL ALAN POARCH & MI						
GRANTEE: FRANCES BABETTI						
1314/0858	4/29/2016	WD U	U	I	18	27,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: PAUL ALAN POARCH &						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W12 S2 FOP= W14 FST= W3 S10 E3 N10\$ S10 E14 N10\$ S10 W25 S28 E21 FOP= S2 E17 N4 W17 S2\$ N2 E17 FCP= S4 W13S19 E22 N23 W9\$ E9 N20 BAS= N6 W10 S6 E10\$ W10 N6 FOP= E10 FOP= E5 N12 W5 S12\$ N12 W10 S12\$ N12\$.																