



| ELEMENT       | CD | CONSTRUCTION   |
|---------------|----|----------------|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100  |
| Roof Cover    | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100    |
| Interior Floo | 14 | CARPET 80      |
| Interior Floo | 06 | VINYL ASB 20   |
| Air Condition | 03 | CENTRAL 100    |
| Heating Type  | 03 | FORCED AIR 100 |
| Bedrooms      |    | 4 100          |
| Bathrooms     |    | 1 100          |
| 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         |

| TYPE | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB     | EYB  | ECON | FNCT | NORM | % COND |       |
|------|------------|-----------|-------------|----------------|----------------|---------|------|------|------|------|--------|-------|
| 1    | SINGLE FAM | 100%      | - 2014      |                | 109.77         | 166,741 | 1962 | 1962 | 0    | 0    | 35.00  | 65.00 |

Heated Area: 1464 HX Base Yr 2014

| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 1       |
|---------------------------|-----------|-------------|---------|
| VALUATION BY              |           | STANDARD    |         |
| Tax Group: 1              | Tax Dist: |             |         |
| BUILDING MARKET VALUE     |           |             | 108,382 |
| TOTAL MARKET OB/XF VALUE  |           |             | 600     |
| TOTAL LAND VALUE - MARKET |           |             | 7,600   |
| TOTAL MARKET VALUE        |           |             | 116,582 |
| SOH/AGL Deduction         |           |             | 54,136  |
| ASSESSED VALUE            |           |             | 62,446  |
| TOTAL EXEMPTION VALUE     | HX HB     | 37,446      |         |
| BASE TAXABLE VALUE        |           |             | 25,000  |
| TOTAL JUST VALUE          |           |             | 116,582 |
| NCON VALUE                |           |             | 0       |
| INCOME VALUE              |           |             |         |
| PREVIOUS YEAR MKT VALUE   |           |             | 116,582 |

SALE:1:1: LOT 14 BLK A OLIVIA ADDITION #1

| 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       | 50               | 100         |      | 50           | 3,568                |
| BAS       | 72               | 100         |      | 72           | 5,137                |
| BAS       | 1,342            | 100         |      | 1,342        | 95,752               |
| FOP       | 50               | 30          |      | 15           | 1,071                |
| FST       | 72               | 55          |      | 40           | 2,854                |
| TOTALS    | 1,586            |             |      | 1,519        | 108,382              |

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

464 SE WALDRON TER, LAKE CITY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 176        | MAINT/ALTR  | 0   | 02/17/2016 |
| 2434       | ADDN SFR    | 25  | 09/26/2001 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1248/0755                      | 1/18/2013 | WD Q      | Q     | I     | 01     | 59,000     |
| GRANTOR: JEFFERY L & TEENA M R |           |           |       |       |        |            |
| GRANTEE: BRIAN PATRICK KLINE   |           |           |       |       |        |            |
| 1248/0754                      | 1/09/2013 | WD U      | U     | I     | 11     | 100        |
| GRANTOR: FLORIDA CREDIT UNION  |           |           |       |       |        |            |
| GRANTEE: NANCY JEAN TETREAU    |           |           |       |       |        |            |

| 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     |    |       | 1.00           | UT        | 0.00    |             |   |        | 0.00            |       |
| 2   | 0296       | SHED METAL  | 0       | 100 | 0 | 0     |    |       | 1.00           | UT        | 0.00    |             |   |        | 0.00            |       |

| EXTRA FEATURES  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| TOTAL OB/XF 600 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W37 BAS= W12 S6 E12 N6 S6 W12 S20 E12 BAS= E10 N5 W10 S5 S5 N5 E10 S5 E17 FOP= E10 N5 W10 S5 S5 N5 E10 S5 E12 N20 FST= N6 W12 S6 E12 S W12 N6 S. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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      |                             |      |         |      |     |    |        |