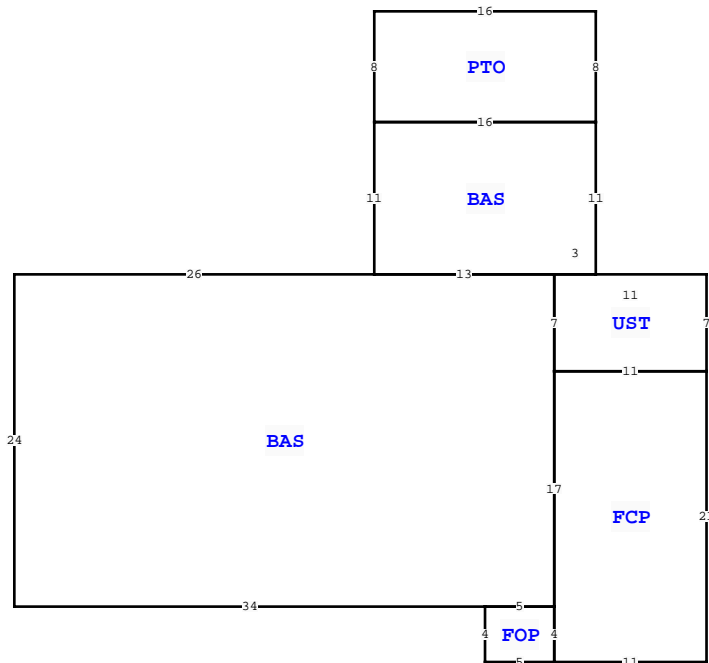




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	176	100	
BAS	936	100	
FCP	231	25	
FOP	20	30	
PTO	128	5	
UST	77	45	
TOTALS	1,568		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,217	115.8720	129.78	157,942	1963	1970	0	0	35.00	65.00
1 SINGLE FAM 100% - 2007 Heated Area: 1112 HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		102,662
TOTAL MARKET OB/XF VALUE		2,919
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		115,081
SOH/AGL Deduction		48,622
ASSESSED VALUE		66,459
TOTAL EXEMPTION VALUE	HX HB	41,459
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		115,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1064/0685	10/25/2005	WD	Q	I	01	100
GRANTOR: SHELDON						
GRANTEE: OWENS						
0926/1772	5/10/2001	WD	Q	I		39,000
GRANTOR: HEIRS OF KATHY LEFKO						
GRANTEE: RAYMOND SHELDON						

EXTRA FEATURES		469 SE WALDRON TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0252	LEAN-TO W/	0 100
3	0294	SHED WOOD/	0 100
4	0120	CLFENCE	4 0 100

L	OB/XF	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	100	0	0	3	100	300	
2	0252	LEAN-TO W/	0	100	12	24	288.00	UT	3.00	3.00	100	2005	2005	3	100	864	
3	0294	SHED WOOD/	0	100	12	24	288.00	UT	9.00	9.00	60	2005	2005	3	60	1,555	
4	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
TOTAL OB/XF 2,919																	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W26 S24 E34 FOP= S4 E5 N4 W5\$ E5 FCP= S4 E11 N21 W11S17\$ N17 UST= E11 N7 W11 S7\$ N7 BAS= E3 N11 PTO= N8 W16 S8 E16\$ W16 S11 E13\$ W13\$.

LAND DESCRIPTION		TOTAL OB/XF 2,919																						
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	10,000.00	SF		1.00	1.00	1.00	0.95	0.95	9,500						