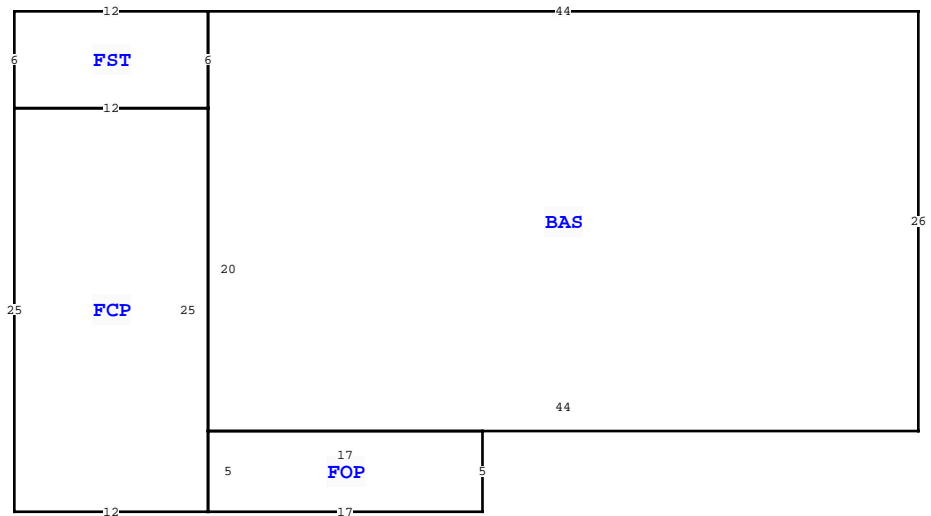


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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/

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%	- 2002		Heated Area: 1144					HX Base Yr 2002		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	107,227
FCP	300	25		75	7,030
FOP	85	30		26	2,437
FST	72	55		40	3,749
TOTALS	1,601			1,285	120,443

1139 SE MAGNOLIA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			120,443
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			140,443
SOH/AGL Deduction			56,814
ASSESSED VALUE			83,629
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			32,218
TOTAL JUST VALUE			140,443
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30362	MAINT/ALTR	30	08/10/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0926/2482	5/18/2001	WD	Q	I		69,900
GRANTOR: J IGO						
GRANTEE: K BELL						
0861/1380	6/26/1998	WD	Q	I		55,000
GRANTOR: PRESBITERO LUCINA M						
GRANTEE: JANET IGO						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W44 FST= W12 S6 E12 N6\$S6 FCP= W12 S25 E12 N25\$ S20 FOP= S5 E17 N5 W17\$ E44 N26\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		CI	80.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								