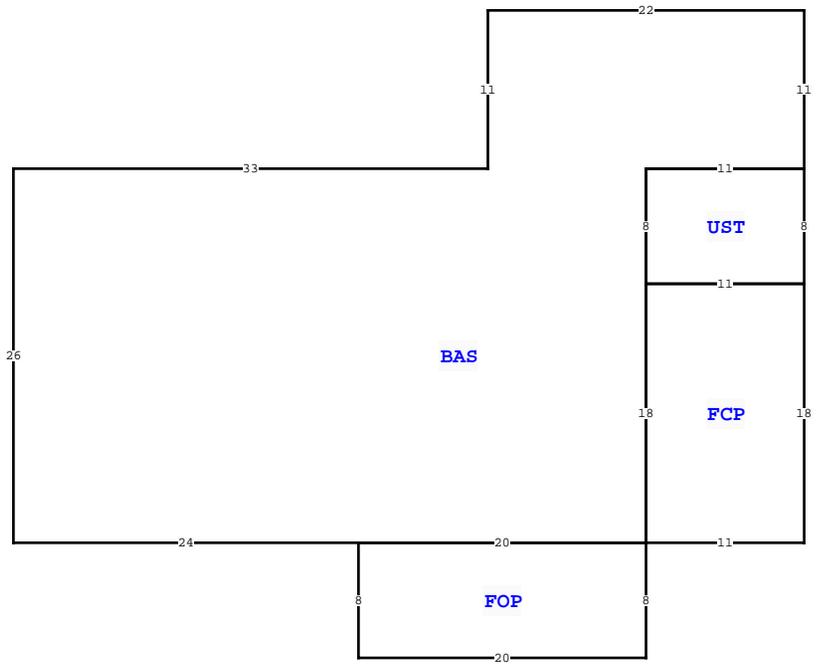


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	18 CEMENT BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,524	120.8700	137.79	209,992	1966	1966	0	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2014 Heated Area: 1386 HX Base Yr 2014														



MAP NUM	MKT AREA	07				
870317.00	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	1,386	100		1,386	124,135
	FCP	198	25		50	4,479
	FOP	160	30		48	4,299
	UST	88	45		40	3,583
TOTALS	1,832				1,524	136,495

1183 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	300	
2	0294	SHED WOOD/	0	100	16	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2021	2020		100	2,500	

TOTAL OB/XF 3,100

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		CI	60.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	136,495			
TOTAL MARKET OB/XF VALUE	3,100			
TOTAL LAND VALUE - MARKET	18,500			
TOTAL MARKET VALUE	158,095			
SOH/AGL Deduction	75,981			
ASSESSED VALUE	82,114			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	30,703			
TOTAL JUST VALUE	158,095			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	155,698			

LAND:1:1: 60X110 +3,300 SF1; 0.23 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054895	Roof Replacement	2,500	01/27/2026
40449	REMODEL	0	08/26/2020
30881	MAINT/ALTR	0	03/28/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1251/2647	3/18/2013	WD U	I	I	11	100	
GRANTOR: LEONA B LOVETT, WILLIA							
GRANTEE: SHANNON L PAGE							
1251/2645	3/18/2013	WD Q	I	I	01	73,000	
GRANTOR: LEONA B LOVETT, WILLIA							
GRANTEE: SHANNON L PAGE							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W22 S11 W33 S26 E24 FOP= S8E20 N8 W20\$ E20 FCP= E11 N18 W11 S18\$ N18 UST= E11N8 W11 S8\$ N8 E11 N11\$.													