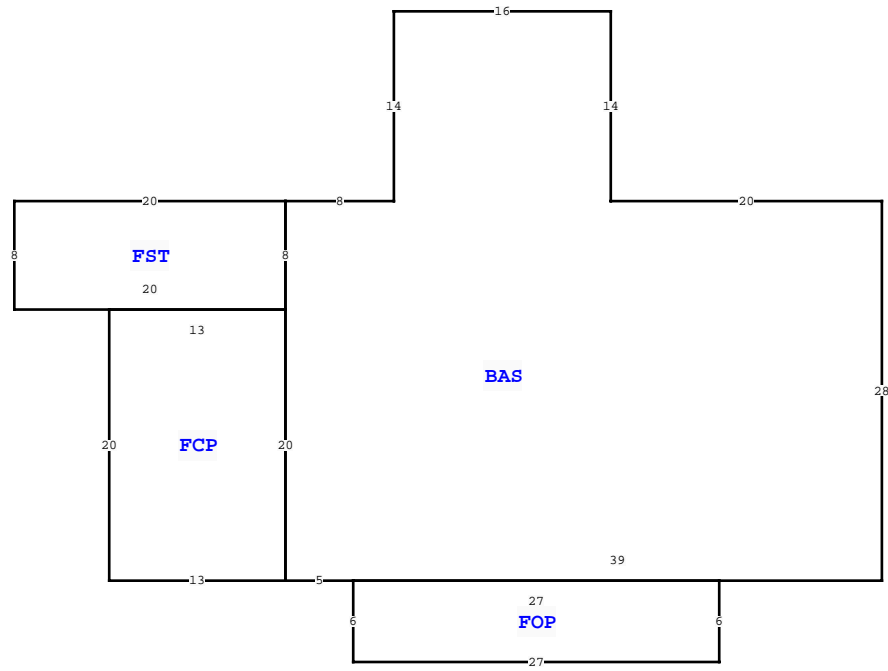




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
18	CEMENT BRK 100		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
12	HARDWOOD 80		
11	CLAY TILE 20		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms 3 100		
	Bathrooms 2 100		
01	NONE 100		
1.1	1.100		
05	CONV 100		
	0 100		
03	03 100		
01	01 100		
05	05		
0100	SINGLE FAMILY		
	MAP NUM MKT AREA 07		
	NEIGHBORHOOD/LOC 870317.00 1.00/		
	AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE		
	BAS 1,456 100 1,456 131,010		
	FCP 260 25 65 5,849		
	FOP 162 30 49 4,409		
	FST 160 55 88 7,918		
TOTALS	2,038 1,658 149,186		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,658	123.6000	138.43	229,517	1967	1985	0	0	35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 1456 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		149,186	
TOTAL MARKET OB/XF VALUE		1,000	
TOTAL LAND VALUE - MARKET		25,900	
TOTAL MARKET VALUE		176,086	
SOH/AGL Deduction		60,787	
ASSESSED VALUE		115,299	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		63,888	
TOTAL JUST VALUE		176,086	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		176,086	
LAND:1:1: 0.61 AC. (LOT IS LARGER)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/0798	1/31/2014	WD	Q	I	01	100,000
GRANTOR: MICHAEL P CHRISTIE &						
GRANTEE: WHITNEY L MORRIS JR						
1028/2414	10/18/2004	WD	Q	I		87,000
GRANTOR: JAVIER E POLLOCK						
GRANTEE: MICHAEL P CHRISTIE						

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	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	400	

TOTAL OB/XF											
1,000											
1193 SE MAGNOLIA LOOP, LAKE CITY											
BLD DATE		LGL DATE		LAND DATE		04/21/2023		MLU			
XF DATE		LAND DATE		AG DATE							
INC DATE											

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W20 N14 W16 S14 W8 FST= W20S8 E20 N8S S8 FCP= W13 S20 E13 N20S S20 E5 FOP= S6 E27 N6 W27 S E39 N28S.											

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	165.00	1.00	LT		1.00	1.00	1.40	18,500.00	25,900.00	25,900							