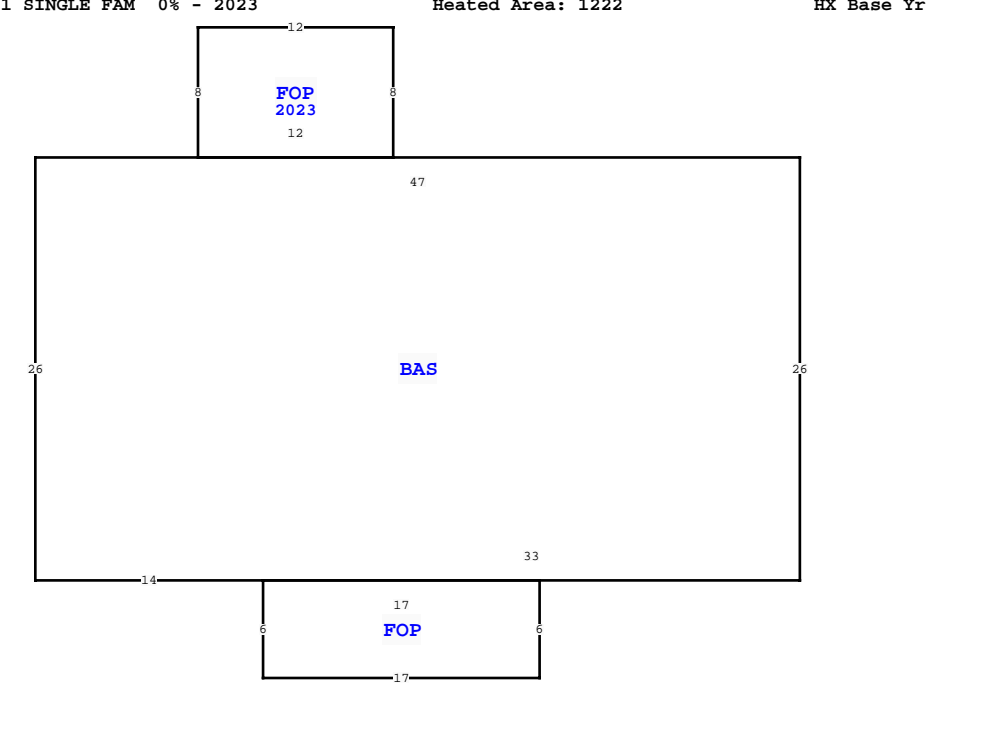




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,282	121.8000	136.42	174,890	1986	2000	0	0	25.00	75.00		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			131,168	
TOTAL MARKET OB/XF VALUE			1,300	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			150,968	
SOH/AGL Deduction			0	
ASSESSED VALUE			150,968	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			150,968	
TOTAL JUST VALUE			150,968	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			152,716	

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,222	100		1,222	125,029
FOP	102	30		31	3,172
FOP	96	30	2023	29	2,967
TOTALS	1,420			1,282	131,168

1196 SE MAGNOLIA LOOP, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045447	Roof Replacement	8,947	09/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1878	8/30/2022	WD	Q	I	01	158,500
GRANTOR: LANG ANDREW						
GRANTEE: HOWE WILLIAM ROBERT						
1325/2215	10/05/2016	WD	U	I	12	53,600
GRANTOR: US BANK N A						
GRANTEE: ANDREW LANG						

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0296	SHED METAL	0	0	6	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W47 S26 E14 E33 N26 \$													
FOP=[ORIG=-33,26] S6 E17 N6 W17 \$													
FOP=[YR=2023;ORIG=-37,-8] S8 E12 N8 W12 \$													

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	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	0		CI	77.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							