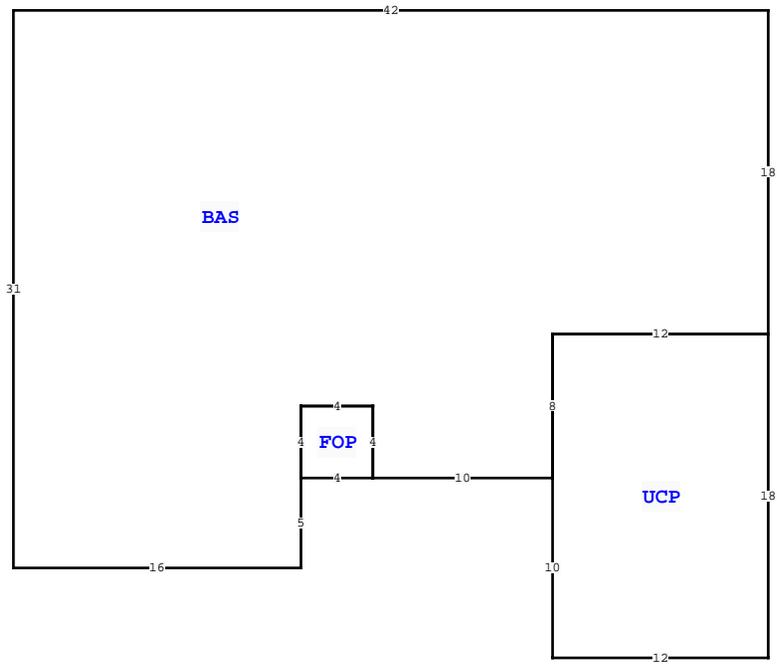


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,060	100	
FOP	16	30	
UCP	216	20	
TOTALS	1,292		
			1,108
			85,805

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,108	106.3710	119.14	132,007	1964	1964	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1060 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		85,805
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		3,705
TOTAL MARKET VALUE		89,910
SOH/AGL Deduction		928
ASSESSED VALUE		88,982
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		88,982
TOTAL JUST VALUE		89,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0970/1487	12/23/2002	WD	Q	I	01	100
GRANTOR: PAIGE CARTER MILLIGAN						
GRANTEE: ROSEMARY C LEE						
0912/2121	10/19/2000	WD	Q	I	01	100
GRANTOR: ROSEMARY CARTER LEE						
GRANTEE: PAIGE CARTER MILLIG						

EXTRA FEATURES		427 SE AVALON AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0
2	0120	CLFENCE	4

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	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
TOTAL OB/XF 400																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W42 S31 E16 N5 FOP= E4 N4 W4 S4\$ N4 E4 S4 E10 UCP= S10 E12 N18 W12 S8 \$ N8 E12 N18\$.	

LAND DESCRIPTION		TOTAL OB/XF 400																						
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		RSF-1	60.00	65.00	3,900.00	SF		1.00	1.00	1.00	0.95	0.95	3,705							