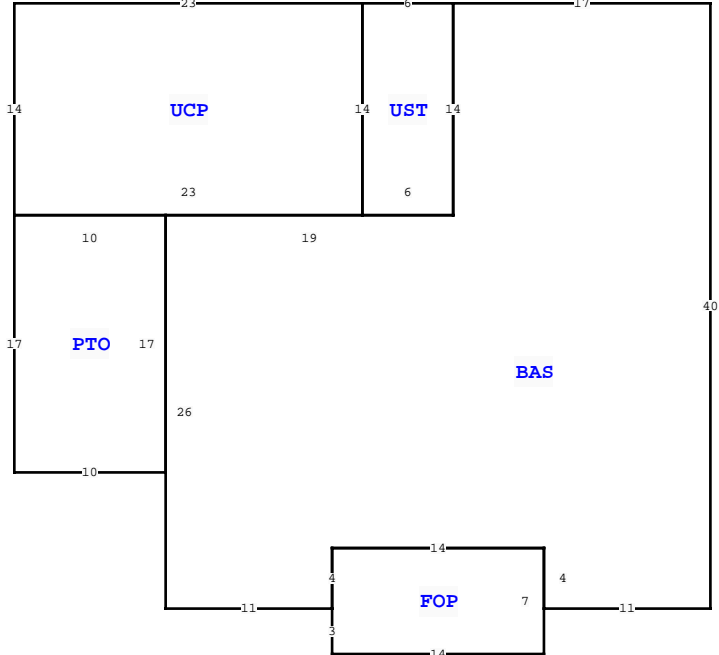


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	06 VINYL ASB 50
Interior Floo	14 CARPET 50
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	2 100
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	1,257	105.5000	118.16	148,527	1950	1960		0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1118 HX Base Yr													



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		06	870317.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,118	100		1,118	85,867		
FOP	98	30		29	2,228		
PTO	170	5		8	614		
UCP	322	20		64	4,915		
UST	84	45		38	2,919		
TOTALS	1,792			1,257	96,543		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			96,543
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			14,700
TOTAL MARKET VALUE			111,443
SOH/AGL Deduction			71,576
ASSESSED VALUE			39,867
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			14,867
TOTAL JUST VALUE			111,443
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			106,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0771/1590	2/19/1993	WD	Q	I		23,900
GRANTOR: HARRY D MOSELEY						
GRANTEE: BENJAMIN PERRY						
0647/0707	3/15/1988	QC	U	I		5,000
GRANTOR: PARRISH MARY C						
GRANTEE: MOSELY HARRY D						

EXTRA FEATURES		473 SE AVALON AVE, LAKE CITY														
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	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00				0.00	
2	0166	CONC, PAVMT	0	100	0	0			1.00	UT	0.00				0.00	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W17 UST= W6 UCP= W23S14 E23 N14\$ S14 E6 N14\$ S14 W19 PTO= W10 S17 E10 N17\$ S26 E11 FOP= S3 E14 N7 W14 S4\$ N4 E14 S4 E11 N40\$.													

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	100		RSF	1100.00	98.00	9,800.00	SF		1.00	1.00	1.00		1.50	14,700							