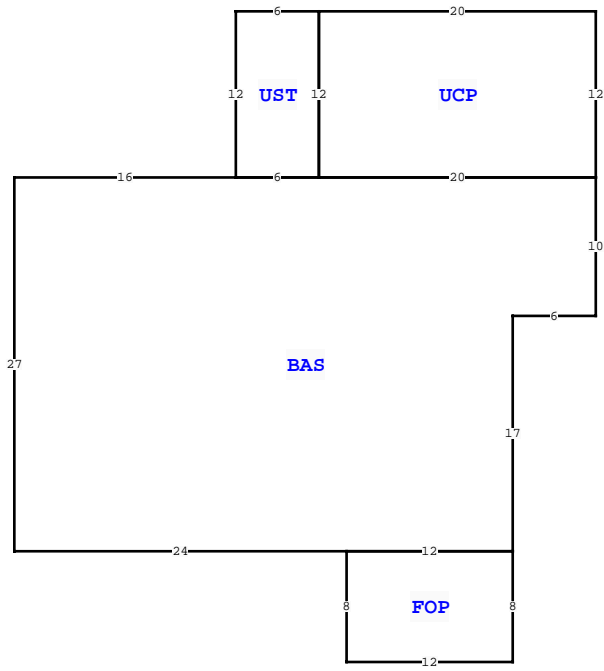


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	60	
Exterior Wall	03	BELOW	AVG.	40	
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	09	PINE	WOOD	100	
Air Condition	02	WINDOW	100		
Heating Type	02	CONVECTION	100		
Bedrooms		3	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectural Units	05	CONV	100	0 100	
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100		1,032	68,804
FOP	96	30		29	1,934
UCP	240	20		48	3,200
UST	72	45		32	2,133
TOTALS	1,440			1,141	76,071

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,141	91.5840	102.57	117,032	1955	1955		0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1032 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			76,071
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			11,400
TOTAL MARKET VALUE			87,871
SOH/AGL Deduction			55,340
ASSESSED VALUE			32,531
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			7,531
TOTAL JUST VALUE			87,871
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			83,691

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0503/0758	1/01/1983	WD	Q	I		18,500
GRANTOR:						
GRANTEE:						
0443/0662	3/01/1980	03	Q	I		14,900
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		567 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	0080	DECKING	0	100	0	0			1.00	UT	0.00				0.00	

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	100		RSF	1100.00	76.00	7,600.00	SF		1.00	1.00	1.00		1.50	11,400							

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W16 S27 E24 FOP= S8 E12N8 W12\$ E12 N17 E6 N10 UCP= N12 W20 S12 E20\$ W20 UST= N12W6 S12 E6\$ W6\$.