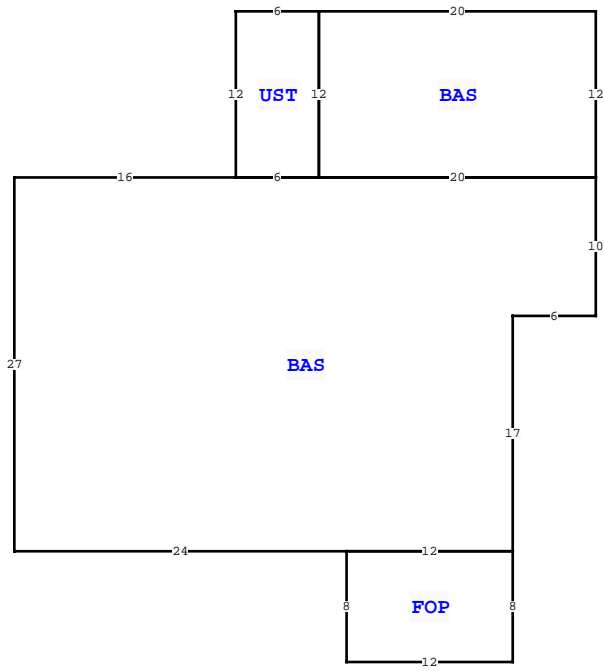


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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	1,333	89.4400	100.17	133,527	1955	1955		0	0	35.00	65.00	
1 SINGLE FAM 100% - 2021 Heated Area: 1272 HX Base Yr 2021													



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	240	100		240	15,627
BAS	1,032	100		1,032	67,194
FOP	96	30		29	1,888
UST	72	45		32	2,083
TOTALS	1,440			1,333	86,793

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			86,793
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			11,400
TOTAL MARKET VALUE			98,693
SOH/AGL Deduction			23,427
ASSESSED VALUE			75,266
TOTAL EXEMPTION VALUE	HX HB		50,266
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			98,693
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			94,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1169/0569	3/16/2009	QC	U	I	11	100
GRANTOR: KATHLEEN T CUMMINGS						
GRANTEE: KATHLEEN T & KATHLE						

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	0169	FENCE/WOOD	0	100	0	0		1.00	UT	0.00	0.00	100	1993	1993	3	100	300
2	0296	SHED METAL	0	100	0	0		1.00	UT	0.00	0.00	100	2011	2011	3	100	200

585 SE AVALON AVE, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/12/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES													

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

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	76.00	7,600.00	SF		1.00	1.00	1.00	1.50	1.50	11,400							