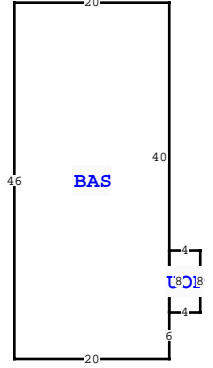
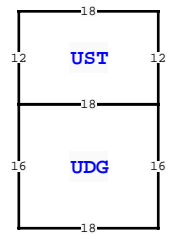


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 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	1,181	123.4200	138.23	163,250	1930	1990	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2025 Heated Area: 920 HX Base Yr													



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	920	100		920	82,662
UDG	288	55		158	14,196
UOP	32	20		6	539
UST	216	45		97	8,715
TOTALS	1,456			1,181	106,112

454 SE MCCRAY AVE, LAKE CITY

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

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	24	8		1.00	UT 0.00	100	0	0	3	100	100	
2	0120	CLFENCE	4	0	0	0		1.00	UT 500.00	25	1993	1993	3	25	125	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			106,112
TOTAL MARKET OB/XF VALUE			225
TOTAL LAND VALUE - MARKET			9,000
TOTAL MARKET VALUE			115,337
SOH/AGL Deduction			0
ASSESSED VALUE			115,337
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			115,337
TOTAL JUST VALUE			115,337
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/1569	5/24/2018	WD	Q	I	01	76,500
GRANTOR: HITIDE HOMES LLC						
GRANTEE: SHANNON LAMARR WHIT						
1325/2204	11/14/2016	WD	Q	I	01	31,000
GRANTOR: STANLEY G & PENELOPE						
GRANTEE: HITIDE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W20 S46 E20 N6 UOP= E4 N8 W4 S8\$ N40\$ PTR = N10 UDG= W18 N16 E18 UST= W18 N12 E18 S12\$ S16\$ S10\$.

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		00	60.00	120.00	7,200.00	SF		1.00	1.00	1.00	1.25	1.25	9,000							