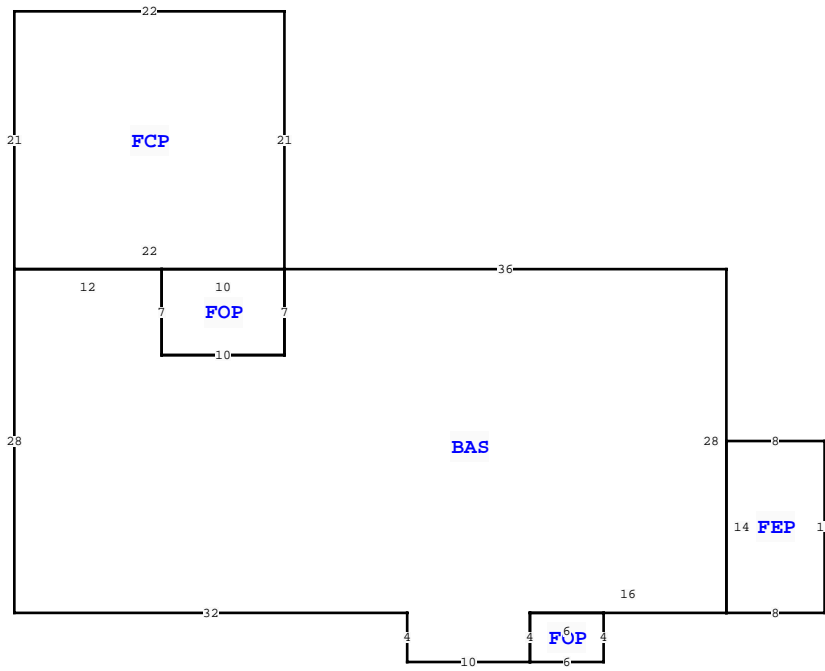


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 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/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 1997		Heated Area: 1594					HX Base Yr 1997			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,594	100		1,594	124,871
FCP	462	25		116	9,087
FEP	112	80		90	7,051
FOP	24	30		7	549
FOP	70	30		21	1,645
TOTALS	2,262			1,828	143,202

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1996	1996	3	100	100	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	1996	1996	3	100	100	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	200	

TOTAL OB/XF													
416 SE BROWN ST, LAKE CITY													
1,600													

LAND DESCRIPTION																								
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		00	240.00	120.00	28,200.00	SF		1.00	1.00	1.00	1.00	1.00	28,200							

TOTAL OB/XF													
1,600													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	143,202		
TOTAL MARKET OB/XF VALUE	1,600		
TOTAL LAND VALUE - MARKET	28,200		
TOTAL MARKET VALUE	173,002		
SOH/AGL Deduction	82,437		
ASSESSED VALUE	90,565		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	39,154		
TOTAL JUST VALUE	173,002		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	165,952		
SALE:1:1: LOTS 55, 56 57 & 58 BLK K CANOVA S/D			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I /	V I /	RSN CD	SALE PRICE
0829/0489	10/07/1996	WD Q	Q	I		58,900
GRANTOR: FANNIE G WITT TRUST						
GRANTEE: JOANN T ALDERMAN						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W36 FCP= N21 W22 S21 E22\$ FOP= W10 S7 E10 N7 \$ S7 W10 N7 W12 S28 E32 S4 E10 FOP= E6 N4 W6 S4\$ N4 E16 FEP= E8 N14 W8 S14\$ N28\$.													