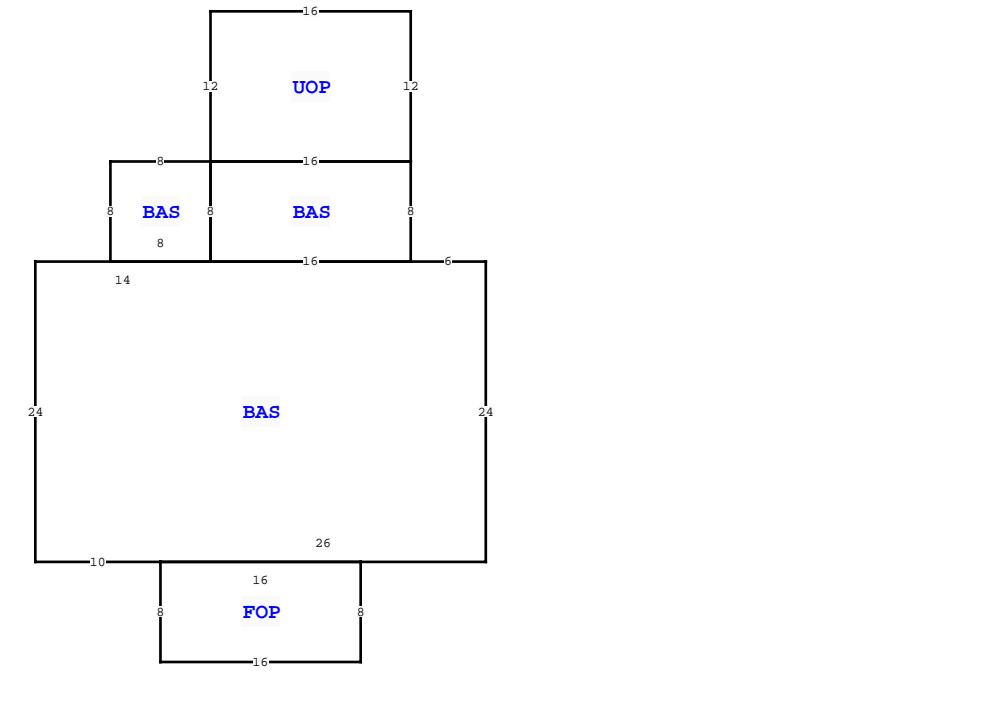


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	04 SINGLE SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	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	1,132	104.0400	116.52	131,901	1930	2010	0	0	0	18.75	81.25		



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	32317.060 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100		64	6,059
BAS	128	100		128	12,118
BAS	864	100		864	81,797
FOP	128	30		38	3,598
UOP	192	20		38	3,598
TOTALS	1,376			1,132	107,170

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

EXTRA FEATURES		469 SE ISABELLA WAY, 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	0166	CONC,PAVMT	0	100	0	0			1.00	UT	0.00				0.00				
2	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00				0.00				

TOTAL OB/XF														1,300	
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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		00	0.00	0.00	7,200.00	SF		1.00	1.00	1.00	1.25	1.25	9,000							

TOTAL OB/XF														1,300	
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		107,170			
TOTAL MARKET OB/XF VALUE		1,300			
TOTAL LAND VALUE - MARKET		9,000			
TOTAL MARKET VALUE		117,470			
SOH/AGL Deduction		18,103			
ASSESSED VALUE		99,367			
TOTAL EXEMPTION VALUE		51,411		HX HB	
BASE TAXABLE VALUE		47,956			
TOTAL JUST VALUE		117,470			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		115,518			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/0583	9/08/2020	WD	Q	I	01	120,000
GRANTOR: BARAK N LLC						
GRANTEE: MAYRA EMILY MOLINA						
1391/1261	8/07/2019	WD	Q	I	01	27,000
GRANTOR: HTC HOLDINGS LLC						
GRANTEE: BARAK N LLC						

BUILDING NOTES
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BUILDING DIMENSIONS
BAS= W6 BAS= N8 UOP= N12 W16 S12 E16\$ W16 S8 E16\$ W16 BAS= N8 W8 S8 E8\$ W14 S24E10 FOP= S8 E16 N8 W16\$ E26 N24\$.