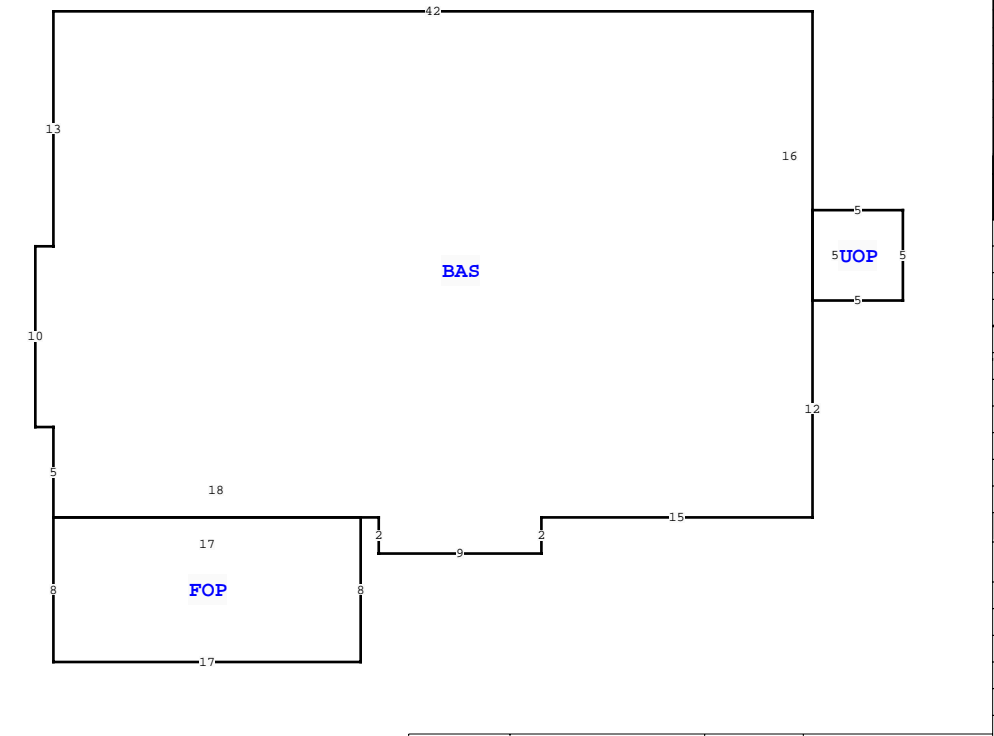




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	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		
1	SINGLE FAM	100% - 2022										Heated Area: 1204	HX Base Yr 2022



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	1,204	100		1,204	94,765
FOP	136	30		41	3,227
UOP	25	20		5	393
TOTALS	1,365			1,250	98,385

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	98,385		
TOTAL MARKET OB/XF VALUE	2,164		
TOTAL LAND VALUE - MARKET	7,500		
TOTAL MARKET VALUE	108,049		
SOH/AGL Deduction	24,084		
ASSESSED VALUE	83,965		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	33,243		
TOTAL JUST VALUE	108,049		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	108,049		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1111	12/30/2021	WD	U	I	30	100,000
GRANTOR: PHELPS JOCK						
GRANTEE: PHELPS BRELAND JAYN						
1175/2007	6/17/2009	WD	U	I	11	100
GRANTOR: JOCK PHELPS & JOHN BO						
GRANTEE: JOCK & MEAGAN PHELP						

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	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	5.00	70	1993	1993	3	70	420	
3	0166	CONC, PAVMT	0	100	6	29	174.00	UT	2.00	70	1993	1993	3	70	244	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	100	

478 SE HERNANDO AVE, LAKE CITY												BLD DATE		LGL DATE	
												XF DATE		LAND DATE	
												INC DATE		AG DATE	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W42 S13 W1 S10 E1 S5 FOP= S8 E17 N8 W17\$ E18 S2 E9N2 E15 N12 UOP= E5 N5 W5 S5\$N16\$.											

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		CN	125.00	80.00	10,000.00	SF		1.00	1.00	1.00	0.75	0.75	7,500							