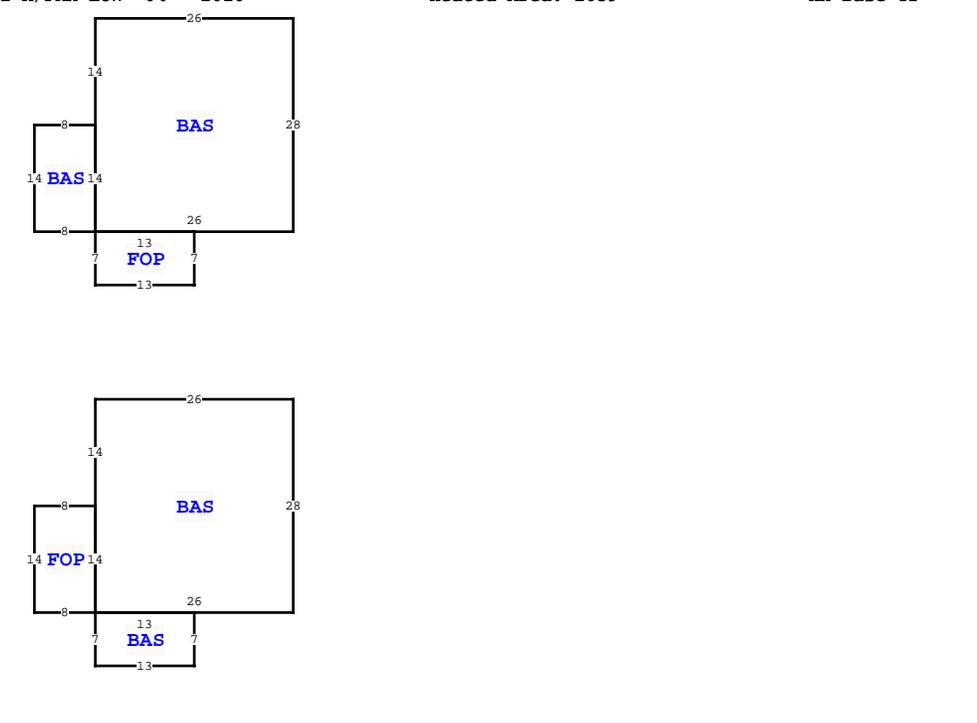


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	2. 2. 100				
Architectual	05 CONV 100				
Units	2 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0800MULTI-FAM <10				
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	91	100		91	4,985
BAS	112	100		112	6,134
BAS	728	100		728	39,875
BAS	728	100		728	39,875
FOP	91	30		27	1,479
FOP	112	30		34	1,862
TOTALS	1,862			1,720	94,209

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2200	01	1,720	112.3500	73.03	125,612	1945	2005	0	0	25.00	75.00	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	94,209
TOTAL MARKET OB/XF VALUE	1,964
TOTAL LAND VALUE - MARKET	23,625
TOTAL MARKET VALUE	119,798
SOH/AGL Deduction	0
ASSESSED VALUE	119,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,798
TOTAL JUST VALUE	119,798
NCON VALUE	0
INCOME VALUE	0
PREVIOUS YEAR MKT VALUE	116,948

SALE:1:1: DOT IS CHECKING - NO REASON FOR SALE AMT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1156	ADDN SFR	150	01/26/1998
00586			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/929	6/27/2025	QC	U	I	11	100

GRANTOR: CORNERSTONE DEVELOPME  
 GRANTEE: FCS TRUST DATED JAN  
 1441/1221 6/30/2021 WD Q I 01 115,000  
 GRANTOR: WILLIAMS WAYNE R & SA  
 GRANTEE: CORNERSTONE DEVELOP

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W26 S14 S14 E26 N28 \$	
BAS=[ORIG=0,-50] W26 S14 S14 E26 N28 \$	
FOP=[ORIG=-26,14] W8 S14 E8 N14 \$	
BAS=[ORIG=-26,-36] W8 S14 E8 N14 \$	
BAS=[ORIG=-26,28] S7 E13 N7 W13 \$	
FOP=[ORIG=-26,-22] S7 E13 N7 W13 \$	

EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
460 SW ALACHUA AVE, 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	0 12 61	732.00	UT	2.00	2.00	100	1998	1998	3	100	1,464	
2	0294	SHED WOOD/	0	0 12 6	1.00	UT	500.00	500.00	100	2022	2021		100	500	

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		*CG	100.00	105.00	10,500.00	SF		1.00	1.00	1.00	2.25	2.25	23,625							