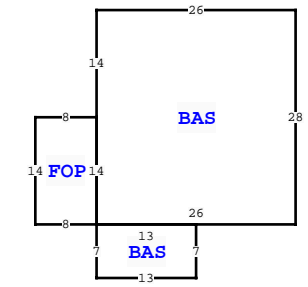
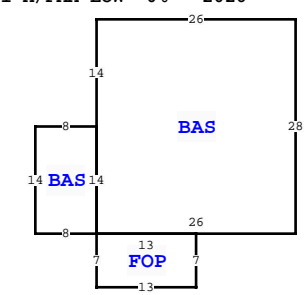


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	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 4,831
BAS	112 100 112 5,945
BAS	728 100 728 38,646
BAS	728 100 728 38,646
FOP	91 30 27 1,433
FOP	112 30 34 1,805
TOTALS	1,862 1,720 91,306

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	70.78	121,742	1945	2005	0	0	25.00	75.00		
1 M/FAM LOW 0% - 2026 Heated Area: 1659 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			91,306
TOTAL MARKET OB/XF VALUE			1,964
TOTAL LAND VALUE - MARKET			26,250
TOTAL MARKET VALUE			119,520
SOH/AGL Deduction			0
ASSESSED VALUE			119,520
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			119,520
TOTAL JUST VALUE			119,520
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,948

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 \$													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	91	100		91	4,831
BAS	112	100		112	5,945
BAS	728	100		728	38,646
BAS	728	100		728	38,646
FOP	91	30		27	1,433
FOP	112	30		34	1,805
TOTALS	1,862			1,720	91,306

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	12	61	UT	2.00	2.00	100	1998	1998	3	100	1,464	
2	0294	SHED WOOD/	0	0	12	6	UT	500.00	500.00	100	2022	2021		100	500	

TOTAL OB/XF													
460 SW ALACHUA AVE, LAKE CITY													
1,964													

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	0		*CG	100.00	105.00	10,500.00	SF		1.00	1.00	1.00	2.50	2.50	26,250							

TOTAL OB/XF													
1,964													