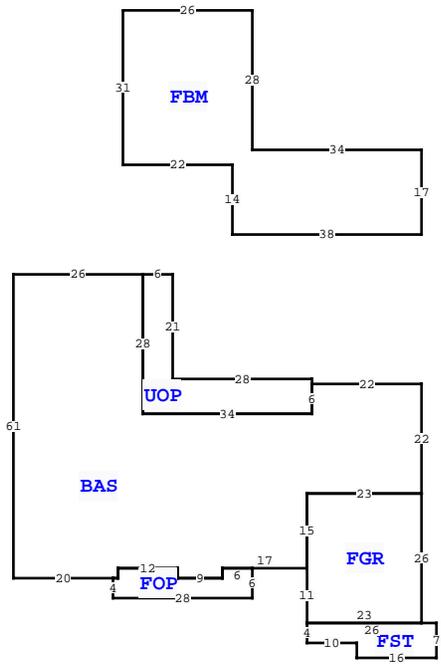


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,117	100	
FBM	1,440	80	
FGR	598	55	
FOP	148	30	
FST	152	55	
UOP	364	20	
TOTALS	5,819		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,799	107.1600	122.16	586,246	1974	1980	0	0	35.00	65.00	
2 SINGLE FAM 100% - 2002 Heated Area: 4557 HX Base Yr 2002												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			381,060
TOTAL MARKET OB/XF VALUE			27,359
TOTAL LAND VALUE - MARKET			39,000
TOTAL MARKET VALUE			447,419
SOH/AGL Deduction			141,224
ASSESSED VALUE			306,195
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			254,784
TOTAL JUST VALUE			447,419
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			440,743
SALE: 4:2: PEURRUNG			
SALE: 4:1: SEE OREVIOUS SALE FROM NORRIS & GEIGER T			
SALE: 2:1: 727 SOUTH 7TH STREET			
SALE: 1:1: 727 SOUTH 7TH STREET			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
248	POOL	375	07/20/2007
1354	REMODEL	380	09/04/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/2711	6/29/2001	WD	Q	I	03	285,000
GRANTOR: LAURA RUTH NORRIS						
GRANTEE: MITCHELL & LEESA RO						
0889/1151	9/27/1999	WD	Q	I	01	350,000
GRANTOR: PEURRUNG						
GRANTEE: NORRIS						

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	100	0	0	1.00	UT	0.00	100	0	0	3	100	2,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC, PAVMT	0	100	12	88	1,056.00	UT	1.50	100	1993	1993	3	100	1,584	
4	0280	POOL R/CON	0	100	28	30	876.00	UT	56.00	45	2007	2007	3	45	22,075	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES												
469 SW LAKEVIEW AVE, LAKE CITY												

BUILDING DIMENSIONS												
BAS= W22 UOP= N1 W28 N21 W6 S28 E34 N6\$ S6 W34 N28 W26 S61E20												
FOP= S4 E28 N6 W6 S2 W9 N2 W12 S2W1\$E1 N2 E12 S2 E9 N2E17												
FGR= S11 FST= S4 E10 S3 E16 N7 W26\$ E23 N26 W23 S15\$ N15 E23												
N22\$ PTR= N30 FBM= N17 W34 N28 W26 S31 E22 S14 E38\$ S30\$.												

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	0133	C	SFR LAKE	100		*RSF	120.00	340.00	120.00	FF		1.00	1.00	1.00	325.00	325.00	39,000								