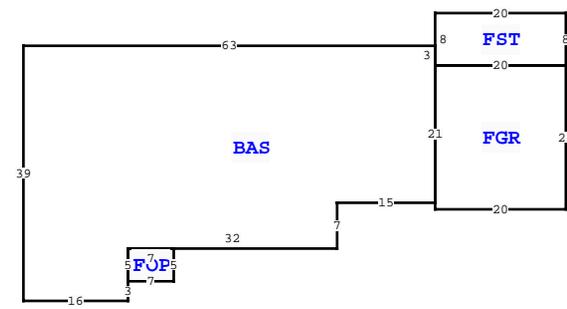
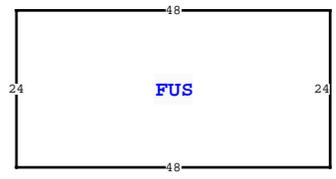


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,468	113.8497	129.79	450,112	1972	1972	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2012 Heated Area: 3128 HX Base Yr 2012													



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	1,976	100		1,976	166,702
FGR	440	55		242	20,416
FOP	35	30		10	844
FST	160	55		88	7,424
FUS	1,152	100		1,152	97,187
TOTALS	3,763			3,468	292,573

394 SW LAKEVIEW AVE, LAKE CITY

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

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	0.00	100	1993	1993	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

TOTAL OB/XF 3,500

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	100		*RSF-2	0.00	0.00	18,532.00	SF		1.00	1.00	0.60	1.00	0.60	11,119							
2	0100	C	SFR	100		*RSF-2	0.00	0.00	15,990.00	SF		1.00	1.00	0.60	1.00	0.60	9,594							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	292,573		
TOTAL MARKET OB/XF VALUE	3,500		
TOTAL LAND VALUE - MARKET	20,713		
TOTAL MARKET VALUE	316,786		
SOH/AGL Deduction	137,436		
ASSESSED VALUE	179,350		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	127,939		
TOTAL JUST VALUE	316,786		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	306,468		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1221/0935	9/13/2011	WD	Q	I	01	175,000
GRANTOR: FRANCES ROBERT						
GRANTEE: MILAS ROBERT & MARY						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W63 S39 E16 N3 FOP= E7 N5 W7 S5\$ N5 E32 N7 E15 FGR= S1 E20 N22 W20 S21 \$ N21 FST= E20 N8 W20 S8\$ N3\$ PTR=N60 FUS= W48 S24 E48 N24\$ S60\$.													