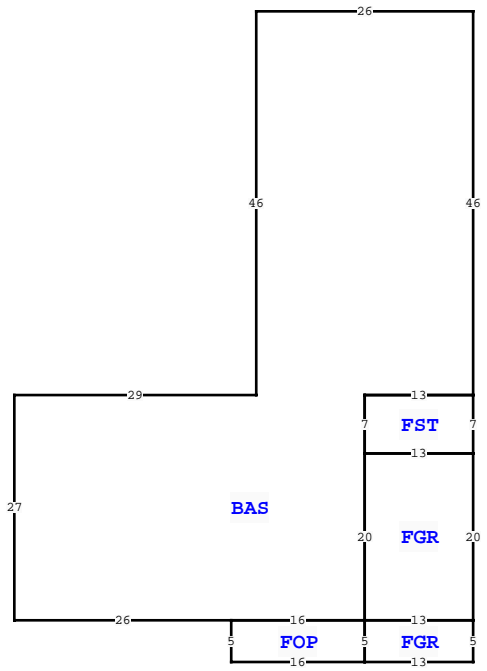


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	03 03
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	2,583	99.9585	111.95	289,167	1955	1955	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 2330 HX Base Yr														



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	2,330	100		2,330	169,549
FGR	65	55		36	2,620
FGR	260	55		143	10,406
FOP	80	30		24	1,747
FST	91	55		50	3,639
TOTALS	2,826			2,583	187,959

863 SW BALI LN, LAKE CITY

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

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	0021	BARN,FR AE	0	0	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0040	BARN,POLE	0	0	26	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
5	0080	DECKING	0	0	12	15	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
6	0166	CONC,PAVMT	0	0	12	62	744.00	UT	2.00	2.00	100	2011	2011	3	100	1,488	

TOTAL OB/XF 5,888

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		*RSF-2	0.00	0.00	19,694.00	SF		1.00	1.00	0.90	1.00	0.90	17,725							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			187,959
TOTAL MARKET OB/XF VALUE			5,888
TOTAL LAND VALUE - MARKET			17,725
TOTAL MARKET VALUE			211,572
SOH/AGL Deduction			0
ASSESSED VALUE			211,572
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			211,572
TOTAL JUST VALUE			211,572
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,140
SALE:2:1: SALE BETWEEN GOOD FRIENDS-NOT TYPICAL			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0826/0010	8/01/1996	WD Q	Q	I		55,000
GRANTOR: CHARLES E & MAYME SMI						
GRANTEE: ROBERT B SR & DONNA						
0651/0309	5/03/1988	WD U	U	I		34,000
GRANTOR: GAFFORD JULIE B						
GRANTEE: SMITH CHARLES E &						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W26 S46 W29 S27 E26 FOP= S5 E16 N5 W16\$ E16 FGR= S5 E13 N5 W13\$FGR= E13 N20 W13 S20\$ N20 FST= E13 N7 W13 S7\$ N7 E13 N46\$.													