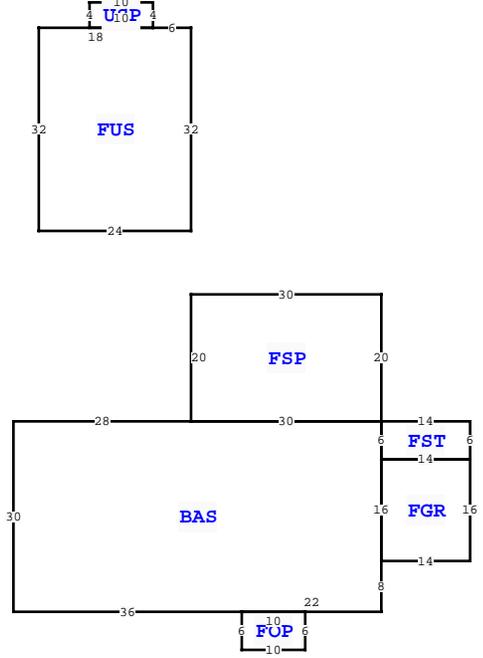


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floo	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.140	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,740	100	
FGR	224	55	
FOP	60	30	
FSP	600	40	
FST	84	55	
FUS	768	100	
USP	40	35	
TOTALS	3,516		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,949	99.2512	113.15	333,679	1952	1990	0	0	35.00	65.00
1 SINGLE FAM 100% - 2015 Heated Area: 2508 HX Base Yr 2015											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		216,891	
TOTAL MARKET OB/XF VALUE		400	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		239,791	
SOH/AGL Deduction		97,518	
ASSESSED VALUE		142,273	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		90,862	
TOTAL JUST VALUE		239,791	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,977	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13	MAINT/ALTR	50	01/14/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1273/2546	4/25/2014	WD Q	Q	I	01	148,000
GRANTOR: NORMAN HEIMS AS TRUST						
GRANTEE: STEPHEN M CHRISTIE						
1267/1638	12/30/2013	WD U	U	I	12	64,500
GRANTOR: COLUMBIA BANK						
GRANTEE: NORMAN HEIMS AS TRU						

EXTRA FEATURES		732 SW EL PRADO AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0260	PAVEMENT-A	0 100
2	0119	MASONRY WA	0 0

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	0260	PAVEMENT-A	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0119	MASONRY WA	0 0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 S30 E36 FOP= S6 E10N6 W10\$ E22 N8 FGR= E14 N16 W14 S 16\$ N16 FST= E14 N6 W14S6\$ N6 FSP= N20 W30 S20 E30\$ W30\$ PTR=N30 FUS= N32 W6 USP= N4 W10 S4 E10\$ W18 S32 E24\$ S30\$.	

LAND DESCRIPTION		TOTAL OB/XF 400																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							