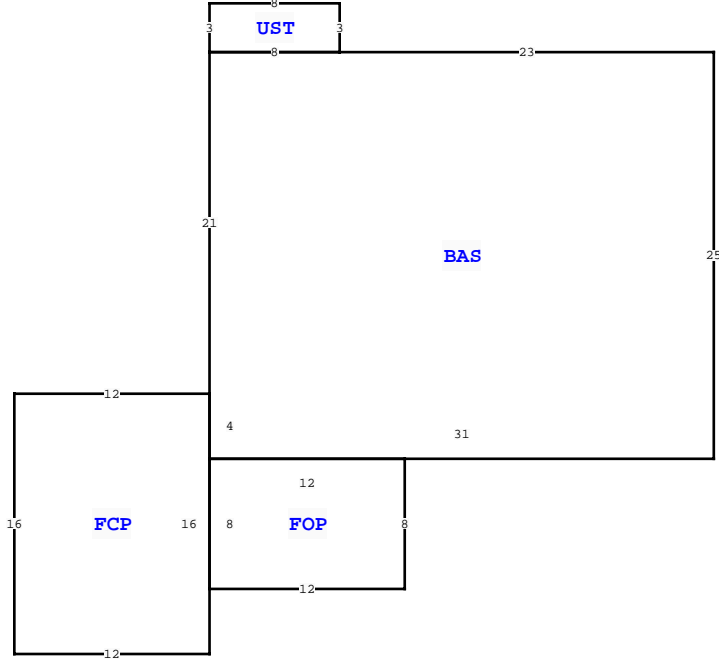


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	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	775	100	
FCP	192	25	
FOP	96	30	
UST	24	45	
TOTALS	1,087		
		863	65,816

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2024									Heated Area: 775	HX Base Yr 2024



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			65,816
TOTAL MARKET OB/XF VALUE			50
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			84,366
SOH/AGL Deduction			0
ASSESSED VALUE			84,366
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			32,955
TOTAL JUST VALUE			84,366
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			84,366
SALE:1:1: LOT 1 & N1/2 LOT 2 BLK 6 LAKE VILLAS ADD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
			01/04/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/1868	11/16/2022	WD	Q	I	01	83,500
GRANTOR: SHEPARDSON HOWARD A						
GRANTEE: ORTIZ DENISE						
1207/0465	12/27/2010	WD	U	I	16	19,000
GRANTOR: BENJAMIN M WALKER						
GRANTEE: HOWARD A SHEPARDSON						

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			0.00	100	1993	1993	3	100	50	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

BUILDING NOTES													
772 SW HELEN TER, LAKE CITY													

BUILDING DIMENSIONS													
BAS= W23 UST= N3 W8 S3 E8\$ W8 S21 FCP= W12 S16 E12 N16\$ S4 FOP= S8 E12 N8 W12\$ E31 N25\$.													

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	94.00	115.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							