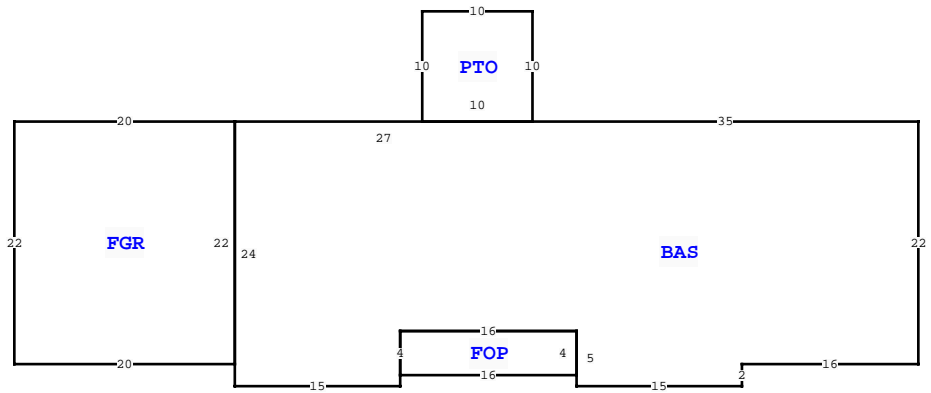


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	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	1,376	100	
FGR	440	55	
FOP	64	30	
PTO	100	5	
TOTALS	1,980		
			1,642
			160,858

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,642	116.6220	130.62	214,478	2000	2000	0	0	25.00	75.00		
1 SINGLE FAM 0% - 0 Heated Area: 1376 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		160,858	
TOTAL MARKET OB/XF VALUE		1,034	
TOTAL LAND VALUE - MARKET		11,385	
TOTAL MARKET VALUE		173,277	
SOH/AGL Deduction		0	
ASSESSED VALUE		173,277	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		173,277	
TOTAL JUST VALUE		173,277	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		170,868	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1786	SFR	320	04/20/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1163	3/13/2026	QC	U	I	11	100
GRANTOR: LIU CHUNHUA						
GRANTEE: CHUNHUA LIU & LUYU						
1174/0828	4/16/2009	WD	U	I	18	94,100
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: CHUNHUA LIU & LUYU						

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	0	0	0		689.00	UT	1.50				1,034	

351 SE LAKE FOREST PL, LAKE CITY

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

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W35 PTO= N10 W10 S10 E10\$ W27 FGR= W20 S22 E20 N22\$ S24 E15 N1 FOP= E16 N4 W16 S4\$ N4 E16 S5 E15 N2 E16 N22\$.													

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			0.00	0.00	6,072.00	SF		1.00	1.00	1.50	1.25	1.88	11,385							