

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 80			
Exterior Wall	19	COMMON BRK 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	15	HARDTILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	01	NONE 100			
Story Height		0 100			
RMS		0 100			
Stories	1.	1. 100			
Units		2 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0800	MULTI-FAM <10			
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	216	100		216	17,733
BAS	840	100		840	68,963
BAS	840	100		840	68,963
FCP	216	25		54	4,433
FOP	72	30		22	1,806
FOP	72	30		22	1,806
UST	72	45		32	2,627
UST	72	45		32	2,627
TOTALS	2,400			2,058	168,959

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	DUPLX	0%	- 2025		206,047	1966	2010	0	0	18.00	82.00		

Heated Area: 1896 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			168,959
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			18,216
TOTAL MARKET VALUE			187,675
SOH/AGL Deduction			0
ASSESSED VALUE			187,675
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			187,675
TOTAL JUST VALUE			187,675
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			177,101

SALE:2:1: ORB 788-1717

SALE:1:1: LOTS 3 \$ 4 BLK 2 LAKE FOREST PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1510/1585	3/18/2024	WD	U	I	11	100	

GRANTOR: STLWFAR, LLC

GRANTEE: STLWFAR FOUNDATION

1468/1591	5/20/2022	WD	Q	I	01	200,000
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GRANTOR: DOWNS-IVES BEVERLY LY

GRANTEE: STLWFAR, LLC

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	1.00	UT	0.00	0.00	100	0	0	3	100	500	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W35 BAS= W35 UST= W12 S6 E12N6\$ S6 BAS= W12 S18 FOP= S4 E18 N4 W18\$ E12 N18\$ S18 E35 N24\$ S24 E29 FOP= S4 E18 N4 W18\$ E6 FCP= E12 N18 W12 S18\$ N18 UST= E12 N6 W12 S6\$N6\$.			

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		00	0.00	0.00	6,072.00	SF		1.00	1.00	1.50	2.00	3.00	18,216							