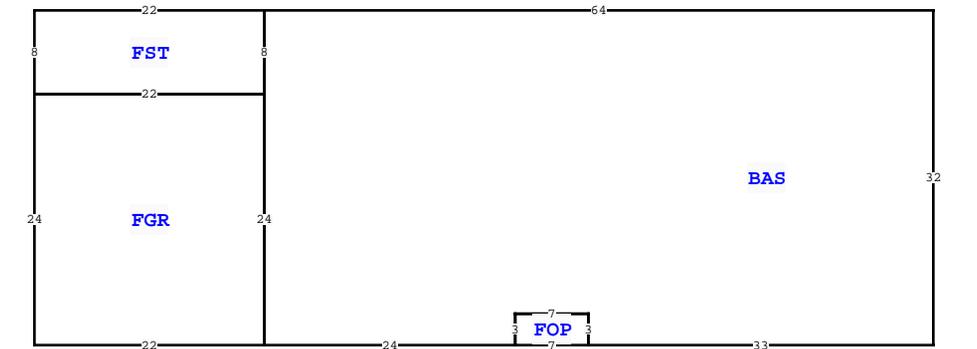




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	13 LAM/VNLPLK 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	03 03

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,420	98.7363	112.56	272,395	1971	1971	0	0	35.00	65.00



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		03	1316.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,027	100		2,027	148,303
FGR	528	55		290	21,217
FOP	21	30		6	439
FST	176	55		97	7,097
<b>TOTALS</b>	<b>2,752</b>			<b>2,420</b>	<b>177,057</b>

772 NW FALLING CREEK RD, LAKE CITY

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	0258	PATIO	0	100	0	0	0	0	0.00	100	0	0	3	100	150	
2	0180	FPLC 1STRY	0	100	0	0	0	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0260	PAVEMENT-A	0	100	0	0	0	1,000.00	1,000.00	50	0	0	3	50	500	
4	0020	BARN,FR	0	100	0	0	0	0.00	0.00	100	0	0	3	100	1,500	
5	0252	LEAN-TO W/	0	100	0	0	0	0.00	0.00	100	2009	2009	3	100	50	

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	15.80	AC		1.00	1.00	1.00	5,500.00	5,500.00	86,900							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			177,057
TOTAL MARKET OB/XF VALUE			4,200
TOTAL LAND VALUE - MARKET			92,400
TOTAL MARKET VALUE			273,657
SOH/AGL Deduction			162,332
ASSESSED VALUE			111,325
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			59,914
TOTAL JUST VALUE			273,657
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047580	Electrical Servic	0	06/30/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/1893	11/20/2020	WD Q	Q	I	01	264,500
GRANTOR: ESP RECOVERY LLP						
GRANTEE: MARY ANNE GAUVIN HI						
1237/1202	6/14/2012	WD U	U	I	38	90,000
GRANTOR: RUBY PATRICIA FIELDER						
GRANTEE: ESP RECOVERY LLP						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W64 FST= W22 S8 E22 N8S8 FGR= W22 S24 E22 N24S S24 E24 FOP= E7 N3 W7 S3S N3 E7 S3 E33 N32S.	