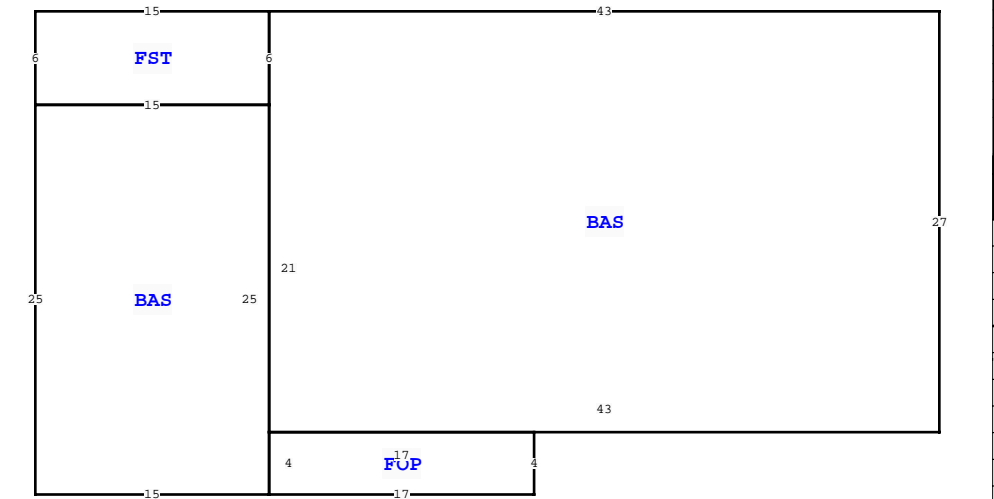




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,606	111.8700	125.29	201,216	1977	1977	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	375	100		375	30,540
BAS	1,161	100		1,161	94,550
FOP	68	30		20	1,629
FST	90	55		50	4,072
<b>TOTALS</b>	<b>1,694</b>			<b>1,606</b>	<b>130,790</b>

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/20/2026	MLU

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	0210	GARAGE U	0 100	28	30	1.00	UT	0.00	0.00	100	0	0	3	100	2,956	
2	0040	BARN, POLE	0 100	18	30	840.00	UT	2.50	2.50	75	1993	1993	3	75	1,575	
3	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
4	0294	SHED WOOD/	0 100	0	0	300.00	UT	11.00	11.00	60	2009	2009	3	60	1,980	
5	0070	CARPORT UF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

EXTRA FEATURES												TOTAL OB/XF			
185 SW CLIFTON JAMES GLN, LAKE CITY												7,761			

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	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

COLUMBIA COUNTY PROPERTY												VALUATION SUMMARY			
185 SW CLIFTON JAMES GLN, LAKE CITY												7,761			

VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				130,790			
TOTAL MARKET OB/XF VALUE				7,761			
TOTAL LAND VALUE - MARKET				32,000			
TOTAL MARKET VALUE				170,551			
SOH/AGL Deduction				88,477			
ASSESSED VALUE				82,074			
TOTAL EXEMPTION VALUE				HX HB 51,411			
BASE TAXABLE VALUE				30,663			
TOTAL JUST VALUE				170,551			
NCON VALUE				1,200			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				149,419			

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1009/2438	3/15/2004	QC Q	I 01	100
GRANTOR: PHILLIP LITTLE				
GRANTEE: PHILLIP LITTLE & DO				
0822/2356	5/08/1996	QC Q	I 01	8,400
GRANTOR: LORETTA LITTLE				
GRANTEE: PHILLIP LITTLE				

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W43 S6 S21 E43 N27 \$											
BAS=[ORIG=-43,6] W15 S25 E15 N25 \$											
FST=[ORIG=-43,0] W15 S6 E15 N6 \$											
POP=[ORIG=-43,27] S4 E17 N4 W17 \$											