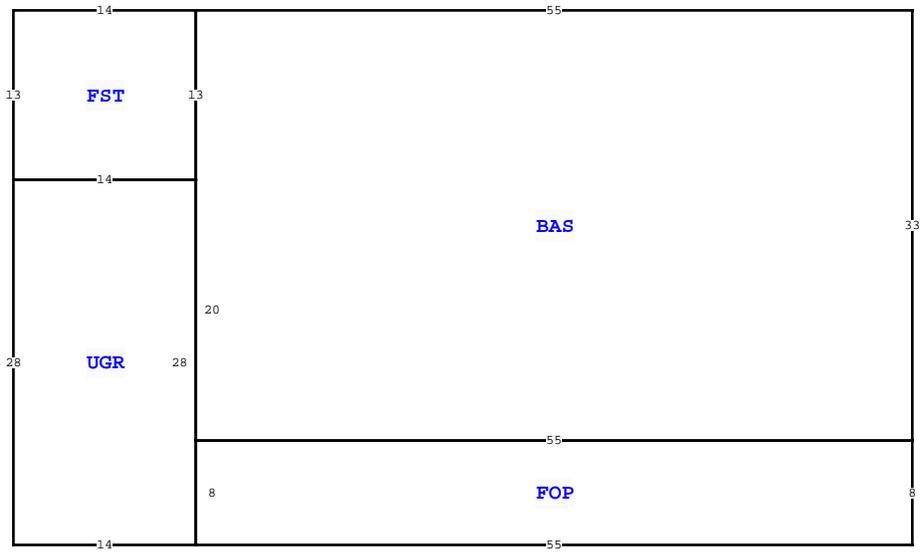




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floor	04	C ABOVE GD	90
Interior Floor	04	C ABOVE GD	10
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,815	100	
FOP	440	30	
FST	182	55	
UGR	392	45	
TOTALS	2,829		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,223	51.8562	59.12	131,424	1968	1968		0	50	35.00	20.00
1 SINGLE FAM 0% - 2021										Heated Area: 1815		HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			26,285
TOTAL MARKET OB/XF VALUE			3,800
TOTAL LAND VALUE - MARKET			71,520
TOTAL MARKET VALUE			101,605
SOH/AGL Deduction			0
ASSESSED VALUE			101,605
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			101,605
TOTAL JUST VALUE			101,605
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			115,561
SALE:1:1: ALSO SEE ORB 841-488			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21604	SFR	1,303	03/10/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/86	4/28/2019	WD	Q	I	01	84,000
GRANTOR: CAMERON BRANDON S						
GRANTEE: NICKELSON GAIL						
1254/2030	5/14/2013	WD	U	I	18	90,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: BRANDON S & LAUREN						

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	0010	BARN, BLK	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

TOTAL OB/XF										
935 SW WALTER AVE, LAKE CITY										
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					
			04/22/2026			MLU				

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W55 FST= W14 S13 E14 N13\$ S13 UGR= W14 S28 E14 N28\$ S20 FOP= S8 E55 N8 W55\$ E55N33\$.									

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	4.96	AC		1.00	1.00	1.00	12,000.00	12,000.00	59,520							