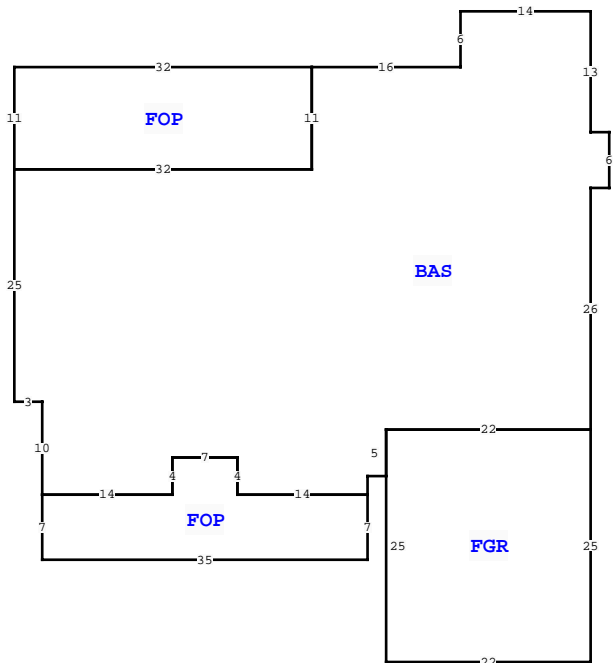


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2.5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2022									
			Heated Area: 2380				HX Base Yr 2022					



MAP NUM		MKT AREA			
			01		
NEIGHBORHOOD/LOC 1516.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,380	100		2,380	318,090
FGR	550	55		302	40,362
FOP	273	30		82	10,959
FOP	352	30		106	14,167
TOTALS	3,555			2,870	383,579

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	100	0	990.00	UT	3.00	3.00	100	2022	2021		100	2,970	
2	0166	CONC, PAVMT	0	100	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
3	0030	BARN, MT	0	100	24	30	UT	16,500.00	16,500.00	100	2023	2022		100	16,500	

TOTAL OB/XF												
22,470												
325 SW EMORYWOOD GLN, LAKE CITY												
BLD DATE			LGL DATE			04/22/2026			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		383,579	
TOTAL MARKET OB/XF VALUE		22,470	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		466,049	
SOH/AGL Deduction		87,594	
ASSESSED VALUE		378,455	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		327,044	
TOTAL JUST VALUE		466,049	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		437,595	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045742	Storage Building	12,810	10/21/2022
40623	SFR	0	09/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0518	7/09/2020	WD Q	Q	V	01	58,000
GRANTOR: ROGER S & EVELYN A LE						
GRANTEE: CHRITOPHER DAVID &						
1299/0419	7/28/2015	WD Q	Q	V	05	54,000
GRANTOR: ANDREW P SCHNEIDER						
GRANTEE: ROGER S & EVELYN A						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=70,10] W14 S6 W16 S11 W32 S25 E3 S10 E14 N4 E7 S4												
E14 N2 E2 N5 E22 N26 E2 N6 W2 N13 \$												
FGR=[ORIG=48,55] E22 S25 W22 N25 \$												
FOP=[ORIG=8,16] E32 S11 W32 N11 \$												
FOP=[ORIG=46,62] W14 N4 W7 S4 W14 S7 E35 N7 \$												

LAND DESCRIPTION																								
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-3	0.00	0.00	2.60	AC		1.00	1.00	1.00	12,000.00	12,000.00	31,200							
2	0000	C	VAC RES	100		A-3	0.00	0.00	2.40	AC		1.00	1.00	1.00	12,000.00	12,000.00	28,800							