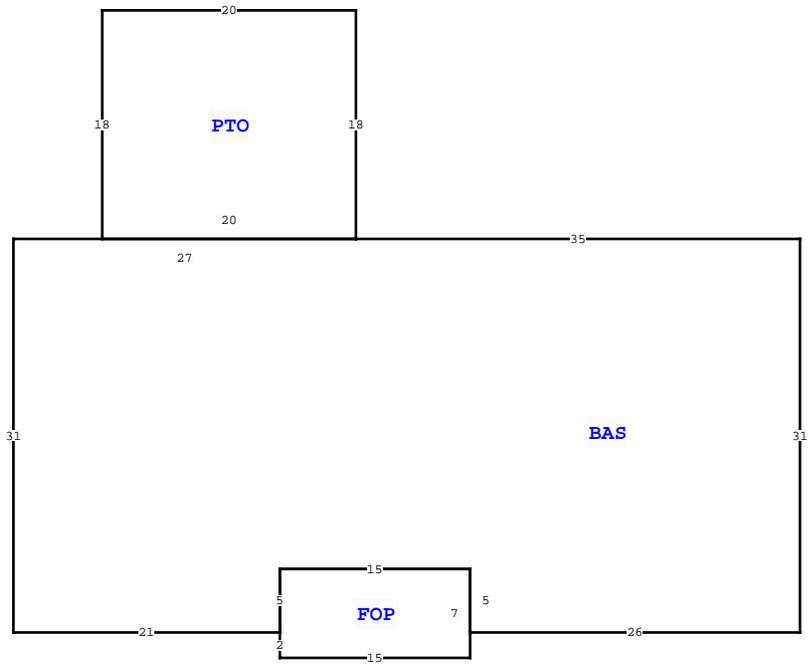


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,847	100	
FOP	105	30	
PTO	360	5	
TOTALS	2,312		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,897	124.5189	139.46	264,556	1989	2000		0	0	25.00	75.00	
1 SINGLE FAM 0% - 0 Heated Area: 1847 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			198,417
TOTAL MARKET OB/XF VALUE			7,933
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			232,350
SOH/AGL Deduction			0
ASSESSED VALUE			232,350
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			232,350
TOTAL JUST VALUE			232,350
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			234,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/0181	12/06/2016	WD	U	I	19	115,000
GRANTOR: MARK & TAMARA MAGSTAD						
GRANTEE: MILLENIA CAPITAL IN						
1272/1863	4/10/2014	WD	U	I	16	100
GRANTOR: CARLES S SPARKS (10%)						
GRANTEE: MARK & TAMARA MAGST						

EXTRA FEATURES		154 SW HICKOK GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 0 0 0
2	0294	SHED WOOD/	0 0 0 0
3	0166	CONC,PAVMT	0 0 0 0

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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0166	CONC,PAVMT	0	0	0	2,570.00	UT	2.25	2.25	100	2009	2009	3	100	5,783	
<b>TOTAL OB/XF 7,933</b>																

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W35 PTO= N18 W20 S18 E20\$ W27 S31 E21 FOP= S2 E15 N7 W15 S5\$ N5 E15 S5 E26 N31\$.			

LAND DESCRIPTION										TOTAL OB/XF 7,933														
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							