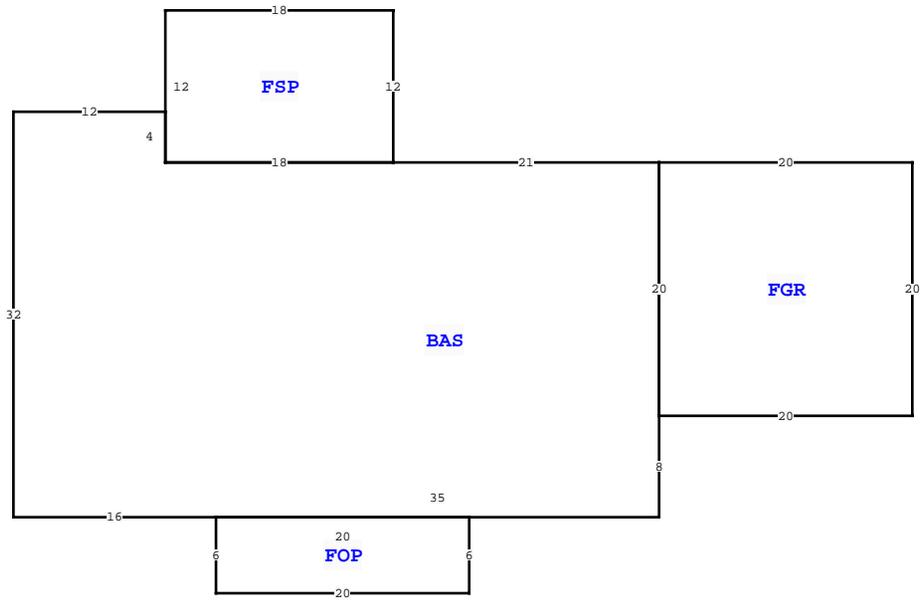


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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	05 05
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: 1476 HX Base Yr 2022												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100		1,476	131,371
FGR	400	55		220	19,581
FOP	120	30		36	3,204
FSP	216	40		86	7,654
TOTALS	2,212			1,818	161,810

434 SW PILOTS WAY, LAKE CITY

BLD DATE	LGL DATE	04/14/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			161,810
TOTAL MARKET OB/XF VALUE			25,342
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			229,152
SOH/AGL Deduction			26,939
ASSESSED VALUE			202,213
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			150,802
TOTAL JUST VALUE			229,152
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051251	Generator	0	10/25/2024
000044542	Roof Replacement	11,885	05/26/2022
000044483	Solar Power System	46,534	05/19/2022
14627	POOL	145	10/16/1998
8026	SFR	43,000	01/31/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1702	11/12/2021	WD	U	I	12	210,000
GRANTOR: MORTGAGE EQUITY CONVE						
GRANTEE: KNIGHT JAMES BRADLEY						
1446/2233	9/08/2021	CT	U	I	18	161,000
GRANTOR: COMBS FOREST B						
GRANTEE: MORTGAGE EQUITY CON						

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	0	2,505.00	UT	1.50	1.50	100	0	0	3	100	3,758	
2	0280	POOL R/CON	0	100	11	28	308.00	UT	70.00	70.00	100	1998	1998	3	40	8,624	
3	0264	PRCH, FSP	0	100	20	41	820.00	UT	4.00	4.00	100	1998	1998	3	100	3,280	
4	0060	CARPORT F	0	100	12	20	240.00	UT	4.50	4.50	100	2009	2009	3	100	1,080	
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2019		65	3,900	

BUILDING NOTES			

BUILDING DIMENSIONS
BAS= W21 FSP= N12 W18 S12 E18\$ W18 N4 W12 S32 E16 FOP= S6 E20 N6 W20\$ E35 N8 FGR= E20 N20 W20 S20\$ N20\$.

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							