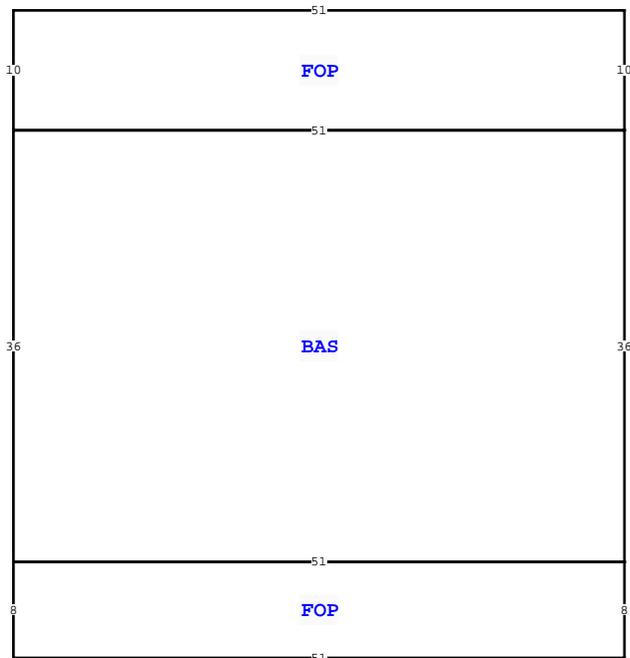


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectural Units	05	CONV 100	0 100
Quality	06	06	
DOR CODE	0102	SFRS/MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2617.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	
FOP	408	30	
FOP	510	30	
TOTALS	2,754		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2023								
Heated Area: 1836						HX Base Yr 2023					



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		332,293
TOTAL MARKET OB/XF VALUE		25,282
TOTAL LAND VALUE - MARKET		68,120
TOTAL MARKET VALUE		425,695
SOH/AGL Deduction		179,658
ASSESSED VALUE		246,037
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		194,626
TOTAL JUST VALUE		425,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26122	SFR	557	08/13/2007
14092	M H	125	06/04/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1101	12/16/2022	WD	Q	I	01	521,000
GRANTOR: WEILAND DANIEL D						
GRANTEE: VAALA DANE EDWARD						
0928/0724	6/01/2001	WD	Q	I		68,000
GRANTOR: AUGUSTA RIDER						
GRANTEE: DANIEL & DEBRA WEIL						

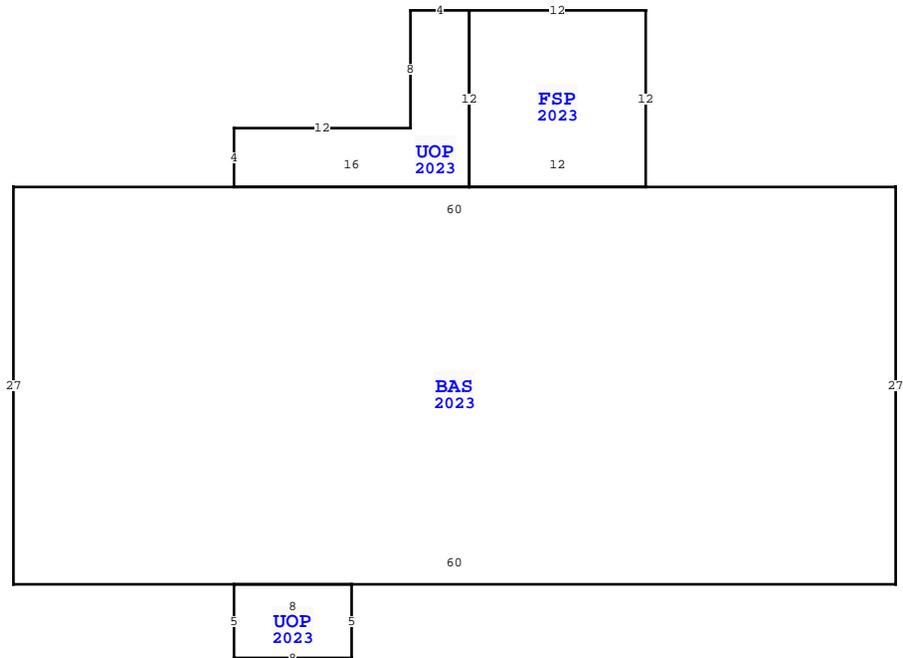
EXTRA FEATURES															BLD DATE		LGL DATE		
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	BLD DATE	LGL DATE
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800		05/06/2026	MLU
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,500			
3	0040	BARN, POLE	0	100	28	32	896.00	UT	4.50	4.50	100	2005	2005	3	100	4,032			
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000			
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750			
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700			
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700			
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800			
9	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500			
10	0296	SHED METAL	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000			

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		00	0.00	0.00	4.74	AC		1.00	1.00	1.00	13,000.00	13,000.00	61,620							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	6,500							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2617.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	2023
FSP	144	40	2023
UOP	40	25	2023
UOP	96	25	2023
TOTALS	1,900		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,712	113.8000	109.25	187,036	1988	1988	0	0	45.00	55.00
3 MANUF 1 0% - 2023 Heated Area: 1620 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			332,293
TOTAL MARKET OB/XF VALUE			25,282
TOTAL LAND VALUE - MARKET			68,120
TOTAL MARKET VALUE			425,695
SOH/AGL Deduction			179,658
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TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			194,626
TOTAL JUST VALUE			425,695
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			407,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1101	12/16/2022	WD	Q	I	01	521,000
GRANTOR: WEILAND DANIEL D						
GRANTEE: VAALA DANE EDWARD						
0928/0724	6/01/2001	WD	Q	I		68,000
GRANTOR: AUGUSTA RIDER						
GRANTEE: DANIEL & DEBRA WEIL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	0296	SHED METAL	0	100	0	1.00	UT	2,500.00	2,500.00	100	2023
453 SE BALD EAGLE LOOP, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=8,10] S27 E60 N27 W60 \$											
UOP=[YR=2023;ORIG=23,37] S5 E8 N5 W8 \$											
UOP=[YR=2023;ORIG=23,6] S4 E16 N12 W4 S8 W12 \$											
FSP=[YR=2023;ORIG=39,-2] S12 E12 N12 W12 \$											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV