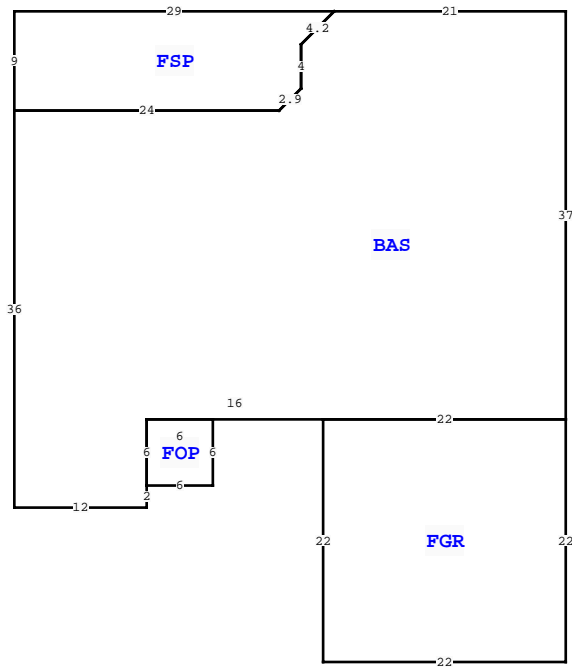


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
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
MAP NUM	MKT AREA 06

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%	2014								
Heated Area: 1710						HX Base Yr 2014					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100		1,710	179,926
FGR	484	55		266	27,989
FOP	36	30		11	1,157
FSP	237	40		95	9,996
TOTALS	2,467			2,082	219,069

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
397 SW PHILLIPS CIR, LAKE CITY						04/14/2026	MLU

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	992.00	UT	2.00	2.00	100	2004	2004	3	100	1,984	
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	
3	0031	BARN, MT AE	0	100	18	25	UT	4,500.00	4,500.00	100	2021	2020		100	4,500	
4	0251	LEAN TO W/	0	100	12	25	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		2
VALUATION BY		VALUATION SUMMARY		STANDARD
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE				219,069
TOTAL MARKET OB/XF VALUE				9,284
TOTAL LAND VALUE - MARKET				35,000
TOTAL MARKET VALUE				263,353
SOH/AGL Deduction				98,355
ASSESSED VALUE				164,998
TOTAL EXEMPTION VALUE		HX HB VX		56,411
BASE TAXABLE VALUE				108,587
TOTAL JUST VALUE				263,353
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				266,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047095	Roof Replacement	23,000	05/01/2023
22110	SFR	524	07/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/1470	10/16/2013	WD	U	I	18	135,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: JAMES H JR & SANDRA						
1263/1469	9/04/2013	WD	U	I	18	100
GRANTOR: OCWEN LOAN SERVICING						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W21 FSP= W29 S9 E24 R2 U2 N4 R3 U3 \$ D3 L3 S4 D2 L2 W24 S36 E12 N2 FOP= E6 N6 W6 S6\$ N6 E16 FGR= S22 E22 N22 W22\$ E22 N37\$.	