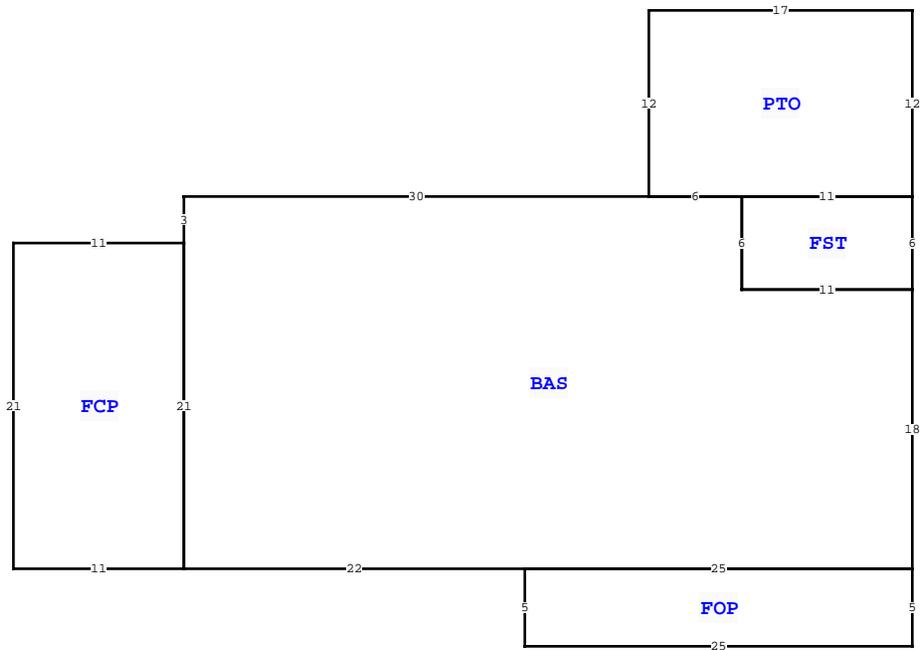


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,062	100	
FCP	231	25	
FOP	125	30	
FST	66	55	
PTO	204	5	
TOTALS	1,688		

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%	2006								
				Heated Area: 1062			HX Base Yr 2006				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			103,530
TOTAL MARKET OB/XF VALUE			750
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			122,780
SOH/AGL Deduction			55,943
ASSESSED VALUE			66,837
TOTAL EXEMPTION VALUE	HX HB DX		46,837
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			122,780
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,780

SALE:2:1: LOT 2 BLK 1 OAK HILL ESTATES
SALE:1:1: LOT 2, BLK 1, OAK HILL ESTATES REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054172	Remodel	8,400	09/30/2025
41047	ELECTRICAL		12/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/0772	3/19/2015	QC	U	I	11	100

GRANTOR: PATRICE GOODWIN
GRANTEE: PATRICE GOODWIN & E
1060/1323 9/30/2005 WD Q I 90,000
GRANTOR: WILLIAM GUERRY
GRANTEE: PATRICE GOODWIN

EXTRA FEATURES		492 SE OLUSTEE AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0021	BARN, FR AE	0 100
3	0120	CLFENCE 4	0 100

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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0021	BARN, FR AE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	400.00	400.00	100	2021	2020		100	400	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W30 S3 FCP= W11 S21 E11N21\$ S21 E22 FOP= S5 E25 N5 W25\$ E25 N18 FST= N6 W11 S6 E11\$ W11 N6 PTO= E11 N12 W17 S12 E6\$ W6\$.

LAND DESCRIPTION		TOTAL OB/XF															750							
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	85.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							