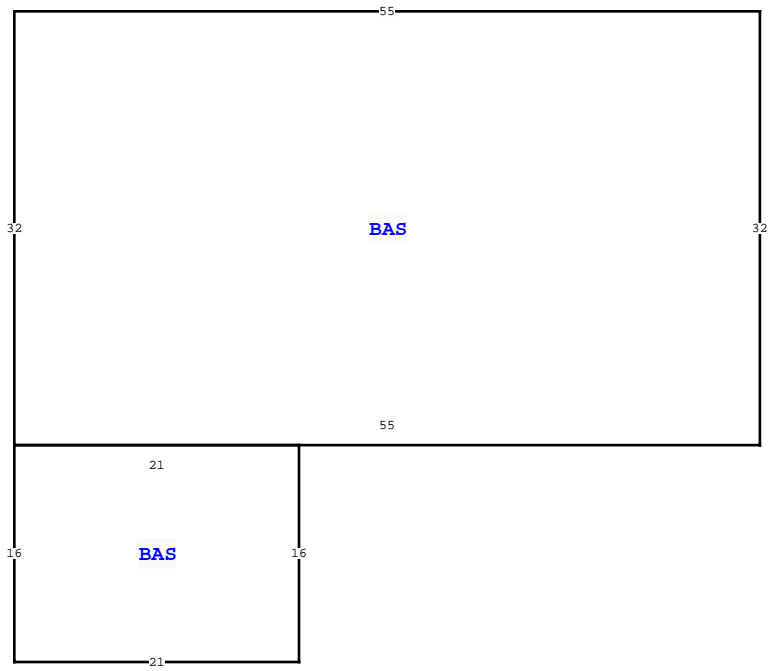


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural	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				
NEIGHBORHOOD/LOC	3417.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	32,412
BAS	1,760	100		1,760	169,778
TOTALS	2,096			2,096	202,191

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,096	114.8400	128.62	269,588	1964	2000	0	0	25.00	75.00		
1 SINGLE FAM 0% - 2024 Heated Area: 2096 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		202,191	
TOTAL MARKET OB/XF VALUE		3,200	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		223,891	
SOH/AGL Deduction		0	
ASSESSED VALUE		223,891	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		223,891	
TOTAL JUST VALUE		223,891	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		226,587	

SALE:2:1: BANK REPO. FROM EUNICE F ADAM
SALE:1:1: LOT 14 BLOCK 1 OAK HILL ESTATES REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047978	Electrical Servic	0	08/24/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/58	7/25/2023	WD	Q	I	01	260,000
GRANTOR: WHILDEN PAUL III						
GRANTEE: KNOTT WENDY S						
1303/0956	10/23/2015	WD	U	I	12	67,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: PAUL WHILDEN III						

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	0169	FENCE/WOOD	0	0	0	0		0.00	100	2004	2004	3	100	500	
2	0166	CONC, PAVMT	0	0	0	0		0.00	100	2004	2004	3	100	1,000	
3	0294	SHED WOOD/	0	0	10	16		7.50	75	2004	2004	3	75	900	
4	0296	SHED METAL	0	0	0	0		0.00	100	2012	2012	3	100	800	

TOTAL OB/XF														3,200
121 SE ARAPAHOE LN, LAKE CITY														
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/21/2023		MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W55 S32 BAS= S16 E21 N16 W21\$ E55 N32\$.

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	0		RSF	2100.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							