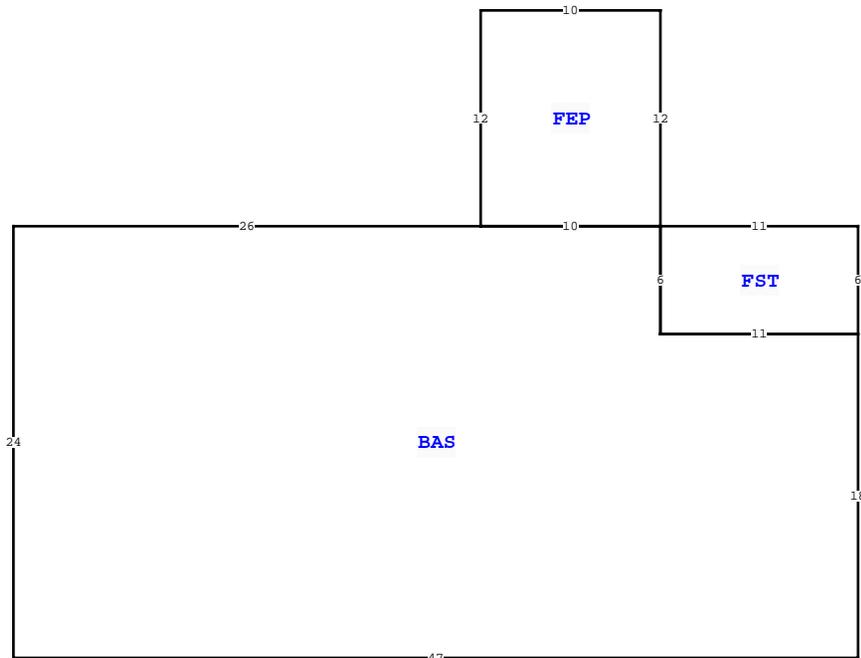


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	15 CONC BLOCK 90				
Exterior Wall	05 AVERAGE 10				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural Units	05 CONV 100 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	1,062	100		1,062	96,684
FEP	120	80		96	8,740
FST	66	55		36	3,277
TOTALS	1,248			1,194	108,701

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,194	125.0520	140.06	167,232	1963	1985	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2021 Heated Area: 1062 HX Base Yr												



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		108,701	
TOTAL MARKET OB/XF VALUE		450	
TOTAL LAND VALUE - MARKET		16,650	
TOTAL MARKET VALUE		125,801	
SOH/AGL Deduction		904	
ASSESSED VALUE		124,897	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		124,897	
TOTAL JUST VALUE		125,801	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		125,801	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/2536	9/22/2011	WD	U	I	12	47,000
GRANTOR: MERCEDES BANK						
GRANTEE: MERCEDES RUBALCABA						
1203/0518	8/25/2010	WD	U	I	12	78,100
GRANTOR: COLUMBIA MOTORSPORTS						
GRANTEE: REGIONS BANK						

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

TOTAL OB/XF												
517 SE OLUSTEE AVE, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/21/2023 MLU												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W26 S24 E47 N18 FST= N6W11 S6 E11S W11 N6 FEP= N12 W10 S12 E10S W10S.												

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-2	75.00	110.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650								