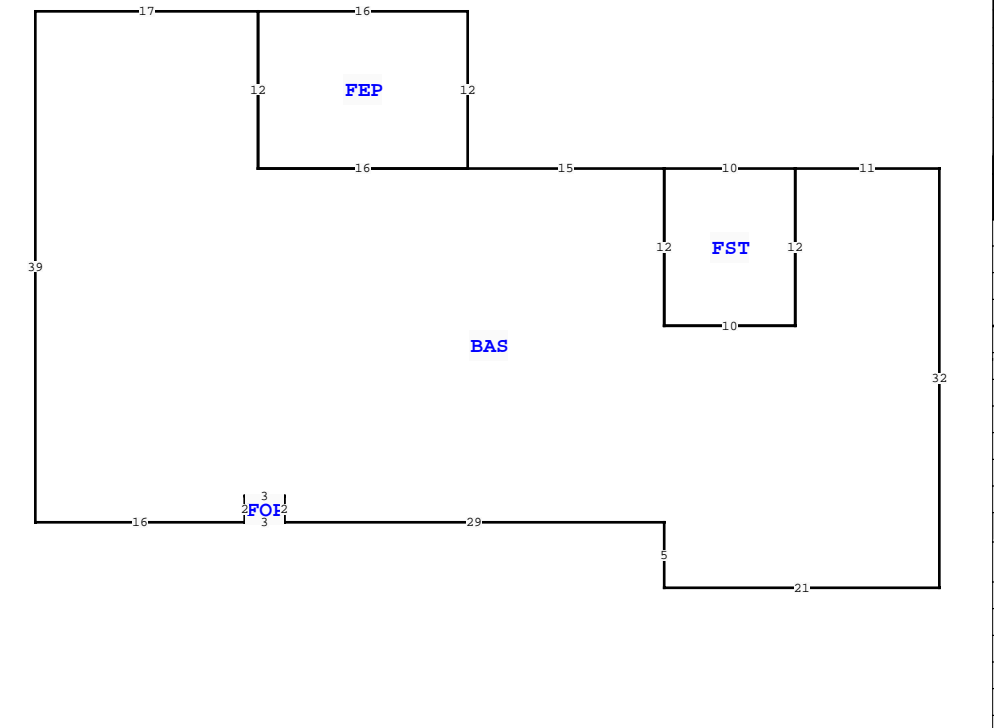


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2025									Heated Area: 2046 HX Base Yr	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	185,215
FEP	192	80		154	13,941
FOP	6	30		2	181
FST	120	55		66	5,975
TOTALS	2,364			2,268	205,312

230 SE KIWI WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	12	12	1.00	UT	500.00	500.00	50	0	0	3	50	250	
4	0070	CARPORT UF	0	0	17	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

TOTAL OB/XF 3,350

LAND DESCRIPTION																								
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	205,312		
TOTAL MARKET OB/XF VALUE	3,350		
TOTAL LAND VALUE - MARKET	23,125		
TOTAL MARKET VALUE	231,787		
SOH/AGL Deduction	0		
ASSESSED VALUE	231,787		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	231,787		
TOTAL JUST VALUE	231,787		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	231,787		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043508	Roof Replacement	21,000	01/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/602	6/28/2024	WD Q	Q	I	01	289,500
GRANTOR: AMBROS JESSE L						
GRANTEE: RAFFAY RDOWAN Y						
1493/2074	6/22/2023	QC U	U	I	11	100
GRANTOR: AMBROS JESSE L						
GRANTEE: AMBROS JESSE L						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W15 FEP= N12 W16 S12 E16\$ W16 N12 W17 S39 E16 FOP= E3 N2 W3 S2\$ N2 E3 S2 E29 S5 E21 N32 W11 FST= W10 S12 E10 N12\$ S12 W10 N12\$.													