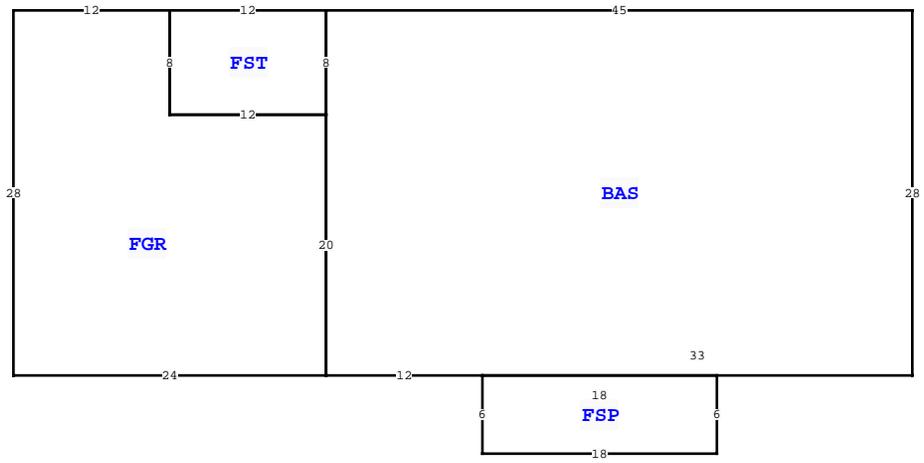




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 90
Exterior Wall	17 MSNRY STUC 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
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

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%	2002								
					Heated Area: 1260			HX Base Yr 2002			



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	3417.0200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	108,337
FGR	576	55		317	27,256
FSP	108	40		43	3,697
FST	96	55		53	4,557
TOTALS	2,040			1,673	143,848

117 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	800	
3	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	100	1993	1993	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			143,848
TOTAL MARKET OB/XF VALUE			2,500
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			164,848
SOH/AGL Deduction			63,413
ASSESSED VALUE			101,435
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			50,024
TOTAL JUST VALUE			164,848
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0937/2632	10/19/2001	WD	Q	I		78,000
GRANTOR: STEVENS						
GRANTEE: JOHN & PATRICIA TWA						
0920/2333	2/16/2001	WD	Q	I		75,000
GRANTOR: MASO						
GRANTEE: FRED & DAROLYN STEV						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W45 FST= W12 S8 E12 N8\$8 FGR= W12 N8 W12 S28 E24 N20\$ S20 E12 FSP= S6 E18 N6 W18\$ E33 N28\$.

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							