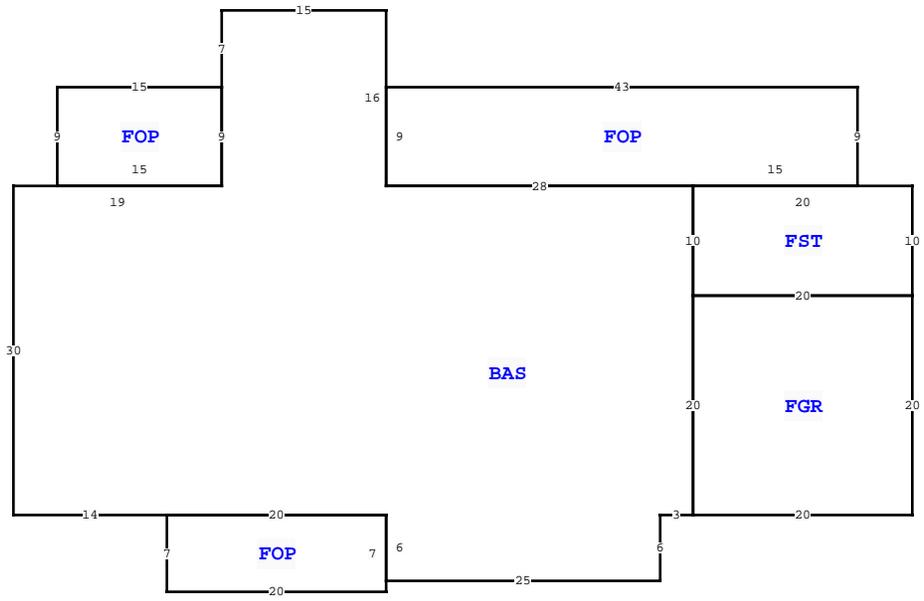


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,778	101.1840	124.66	346,305	1989	1989	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 2250 HX Base Yr													



Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM MKT AREA 06					
NEIGHBORHOOD/LOC 3417.1100 1.10/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100		2,250	182,315
FGR	400	55		220	17,826
FOP	135	30		40	3,241
FOP	140	30		42	3,403
FOP	387	30		116	9,400
FST	200	55		110	8,913
TOTALS	3,512			2,778	225,098

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		225,098	
TOTAL MARKET OB/XF VALUE		5,055	
TOTAL LAND VALUE - MARKET		24,750	
TOTAL MARKET VALUE		254,903	
SOH/AGL Deduction		113,810	
ASSESSED VALUE		141,093	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		84,682	
TOTAL JUST VALUE		254,903	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,903	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043755	Roof Replacement	18,900	02/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1331/0809	1/16/2017	WD	U	I	11	0
GRANTOR: DOROTHY MORGAN AS IND						
GRANTEE: DOROTHY MORGAN AS T						
0711/0672	9/05/1989	WD	Q	V		15,000
GRANTOR: DESOTO DEVELOPERS						
GRANTEE: KIRBY D MORGAN						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	16	50	1.00	UT	0.00	100	0	0	3	100	1,000	
3	0294	SHED WOOD/	0	100	14	15	210.00	UT	7.50	100	1993	1993	3	100	1,575	
4	0080	DECKING	0	100	8	12	96.00	UT	5.00	100	1993	1993	3	100	480	

TOTAL OB/XF														5,055	
276 SE WILLOW DR, LAKE CITY															
BLD DATE		LGL DATE		04/21/2023		MLU									
XF DATE		LAND DATE													
INC DATE		AG DATE													

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS= W15 S7 FOP= W15 S9 E15 N9\$ S9 W19 S30 E14 FOP= S7 E20 N7 W20\$ E20 S6 E25 N6 E3 FGR= E20 N20 W20 S20\$ N20 FST= E20 N10 W20 S10\$ N10 FOP= E15 N9 W43 S9 E28\$ W28 N16\$.															

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							