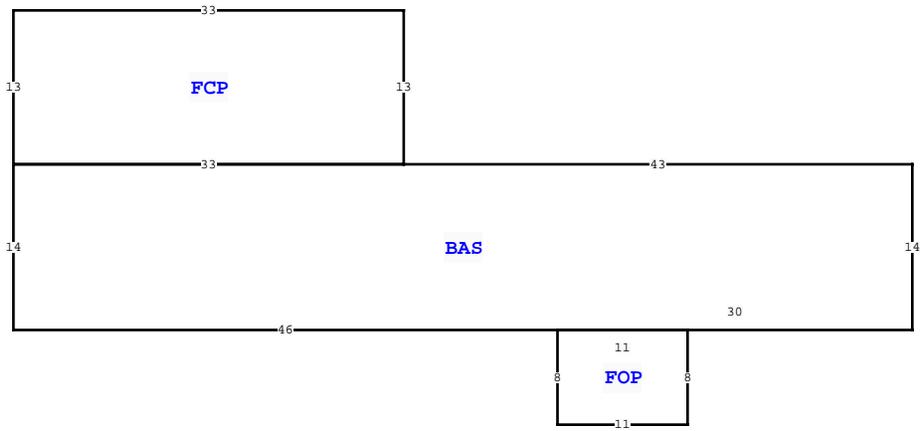


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	27 PREFIN MTL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	3517.0100 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,064
FCP	429
FOP	88
TOTALS	1,581

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,202	118.9000	74.91	90,042	1990	1990	0	0	60.00	40.00		
1 MOBILE HME 0% - 2022 Heated Area: 1064 HX Base Yr													



EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026	MLU
498 SW JIM WITT RD, LAKE CITY								

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	0294	SHED WOOD/	0	0	11	36	396.00	UT	0.75	0.75	100	0	0	3	100	297	
2	0294	SHED WOOD/	0	0	36	43	1.00	UT	0.00	0.00	100	1990	1990	3	100	1,800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	50	2004	2004	3	50	450	
5	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
TOTAL OB/XF 10,147																	

LAND DESCRIPTION		TOTAL OB/XF 10,147																						
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	0200	C	MBL HM	0		00	0.00	0.00	2.47	AC		1.00	1.00	1.00	13,000.00	13,000.00	32,110							
2	5500	A	TIMBER 2	0					1.55	AC		1.00	1.00	1.00	445.00	445.00	690							
3	9910	M	MKT. VAL. AG	0					1.55	AC		1.00	1.00	1.00	10,000.00	10,000.00	15,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			36,017
TOTAL MARKET OB/XF VALUE			10,147
TOTAL LAND VALUE - MARKET			47,610
TOTAL MARKET VALUE			78,964
SOH/AGL Deduction			13,224
ASSESSED VALUE			65,740
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			65,740
TOTAL JUST VALUE			93,774
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			84,647
XFOB:1:1: FLEETWOOD MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/985	3/25/2021	WD	U	I	11	100
GRANTOR: KIGHT-FITZ KRISTAL						
GRANTEE: KIGHT-FITZ ROBERT P						
0817/1062	2/05/1996	WD	Q	I		43,000
GRANTOR: OSCAR & MARY GOLDEN						
GRANTEE: KRISTAL FITZ						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W43 FCP= N13 W33 S13 E33\$ W33 S14 E46 FOP= S8 E11 N8 W11\$ E30 N14\$.	