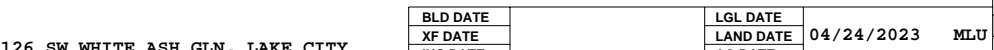


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,918	121.2057	149.33	286,415	2020	2020	0	0	5.00	95.00
1 SINGLE FAM 100% - 2024 Heated Area: 1554 HX Base Yr 2024											



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	33316.030	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100		1,554	220,456
FGR	516	55		284	40,290
FOP	100	30		30	4,256
FSP	126	40		50	7,094
TOTALS	2,296			1,918	272,094

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	100	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,000	
2	0104	GENERATOR	0	100	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	

126 SW WHITE ASH GLN, LAKE CITY											
BLD DATE		LGL DATE		04/24/2023		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			272,094
TOTAL MARKET OB/XF VALUE			7,610
TOTAL LAND VALUE - MARKET			26,400
TOTAL MARKET VALUE			306,104
SOH/AGL Deduction			44,708
ASSESSED VALUE			261,396
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			209,985
TOTAL JUST VALUE			306,104
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38910	SFR	0	11/19/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/2606	9/28/2023	WD Q	Q	I	01	330,000
GRANTOR: KING HUNTER AUGUSTUS						
GRANTEE: HECHAVARRIA BERNARD						
1414/1817	7/02/2020	WD Q	Q	I	01	232,000
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: HUNTER AUGUSTUS KIN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W8 FSP= N7 W18 S7 E18\$ W18 N7 W11 S4 W11 S34 FGR= S25 E20 N27 W8 S2 W12\$ E12 N2 E16 FOP= S6 E8 N2 E11 N4 W13 N2 W4 S2 W2\$ E2 N2 E4 S2 E17 N12 W3 N17\$.	

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	24,000.00	26,400.00	26,400							