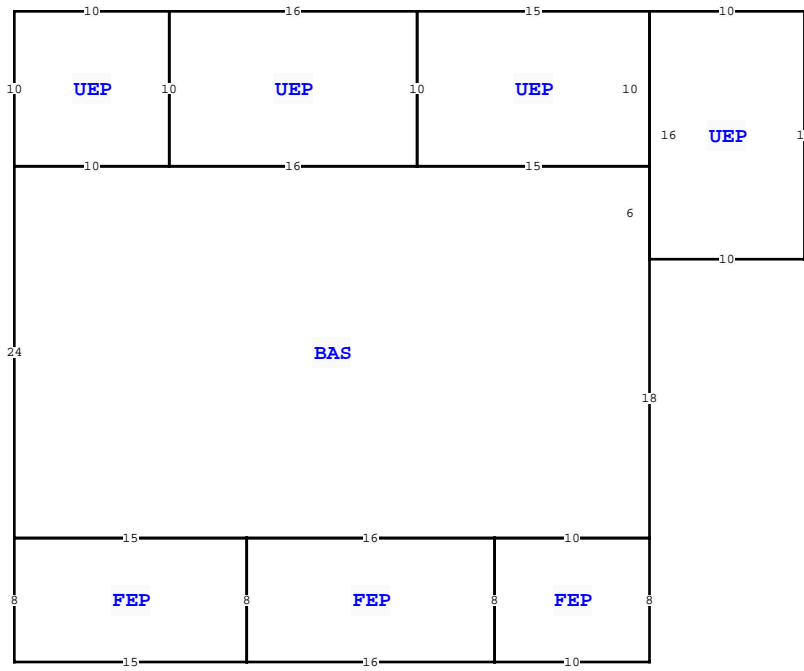




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	984	100	
FEP	80	80	
FEP	120	80	
FEP	128	80	
UEP	100	60	
UEP	150	60	
UEP	160	60	
UEP	160	60	
TOTALS	1,882		

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%	- 0										
Heated Area: 984 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 6
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			235,291
TOTAL MARKET OB/XF VALUE			36,088
TOTAL LAND VALUE - MARKET			22,930
TOTAL MARKET VALUE			294,309
SOH/AGL Deduction			0
ASSESSED VALUE			294,309
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			294,309
TOTAL JUST VALUE			294,309
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,309
XFOB:1:1: OLD HOUSE USED AS STORAGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1152/2541	6/20/2008	WD	Q	I	03	30,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						
1152/2538	6/20/2008	WD	Q	I	03	110,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00
2	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	0.00
3	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
9	0261	PRCH, UOP	0	0	10	20	200.00	UT	7.00	7.00
10	0031	BARN, MT AE	0	0	18	28	504.00	UT	10.00	10.00

TOTAL OB/XF																								
25,690																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9600	C	WASTELAND	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875							
2	0100	C	SFR	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	5,500.00	5,500.00	22,055							

REVIEW DATE 10/11/2023 BY JB																								
Total Acres: 9.01 Total Land Value: 22,930 Market: 0 Agricultural: 0 Common: 22,930 PRINTED 06/22/2026 BY SYS																								

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0102 SFRES/MOBILE HOME	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,156	100
TOTALS	1,156	72,210

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2	SINGLE FAM	0%	- 0	96.10	111,092	1960	1960		0	0	35.00	65.00		
Heated Area: 1156 HX Base Yr														
1485 SW PINEMOUNT RD, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	06/23/2021	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			PAGE 2 of 6	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			235,291	
TOTAL MARKET OB/XF VALUE			36,088	
TOTAL LAND VALUE - MARKET			22,930	
TOTAL MARKET VALUE			294,309	
SOH/AGL Deduction			0	
ASSESSED VALUE			294,309	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			294,309	
TOTAL JUST VALUE			294,309	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			294,309	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1152/2541	6/20/2008	WD	Q	I	03	30,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						
1152/2538	6/20/2008	WD	Q	I	03	110,000
GRANTOR: EDWARD E EADES & FELI						
GRANTEE: WAN BING NGAI						

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
11	0252	LEAN-TO W/	0	0	18	46	828.00	UT	1.50	1.50	100	2014	2014	3	100	1,242	
12	0261	PRCH, UOP	0	0	11	28	308.00	UT	7.00	7.00	100	2014	2014	3	100	2,156	
13	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,500	
14	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	4,000	
15	0262	PRCH, FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
TOTAL OB/XF 10,398																	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W34 S34 E34 N34\$.

LAND DESCRIPTION														TOTAL OB/XF 10,398										
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

