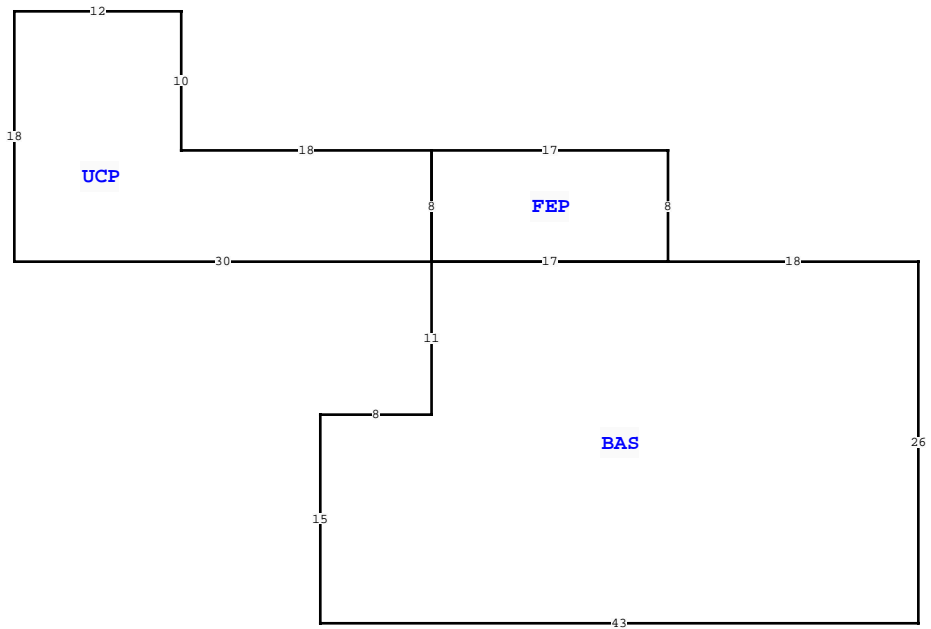


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	18 CEMENT BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 100				
Air Condition	02 WINDOW 100				
Heating Type	03 FORCED AIR 100				
Bedrooms	3 100				
Bathrooms	1 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architctual	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	5417.0200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,030	100		1,030	83,460
FEP	136	80		109	8,832
UCP	360	20		72	5,834
TOTALS	1,526			1,211	98,126

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,211	111.3000	124.66	150,963	1952	1975	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2021 Heated Area: 1030 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			98,126
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			14,050
TOTAL MARKET VALUE			112,776
SOH/AGL Deduction			0
ASSESSED VALUE			112,776
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			112,776
TOTAL JUST VALUE			112,776
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043957	Roof Replacement	6,000	03/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0516	7/07/2020	WD U	U	I	18	73,000
GRANTOR: FANNIE MAE AKS FEDERA						
GRANTEE: DAVID D & BENITA G						
1406/1914	2/27/2020	QC U	U	I	11	65,400
GRANTOR: JOHN D MASTERSON						
GRANTEE: FEDERAL NATIONAL MO						

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	0296	SHED METAL	0	0	10	100.00	UT	5.00	5.00	100	2003	2003	3	100	500	
2	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

TOTAL OB/XF													
1085 SW CASTLE HEIGHTS TER, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/12/2026 MLU													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W18 FEP= N8 W17 S8 E17\$ W17 UCP= N8 W18 N10 W12 S18 E30\$ S11 W8 S15 E43 N26\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0		*RSF	200.00	112.00	11,240.00	SF		1.00	1.00	1.00	1.25	1.25	14,050							