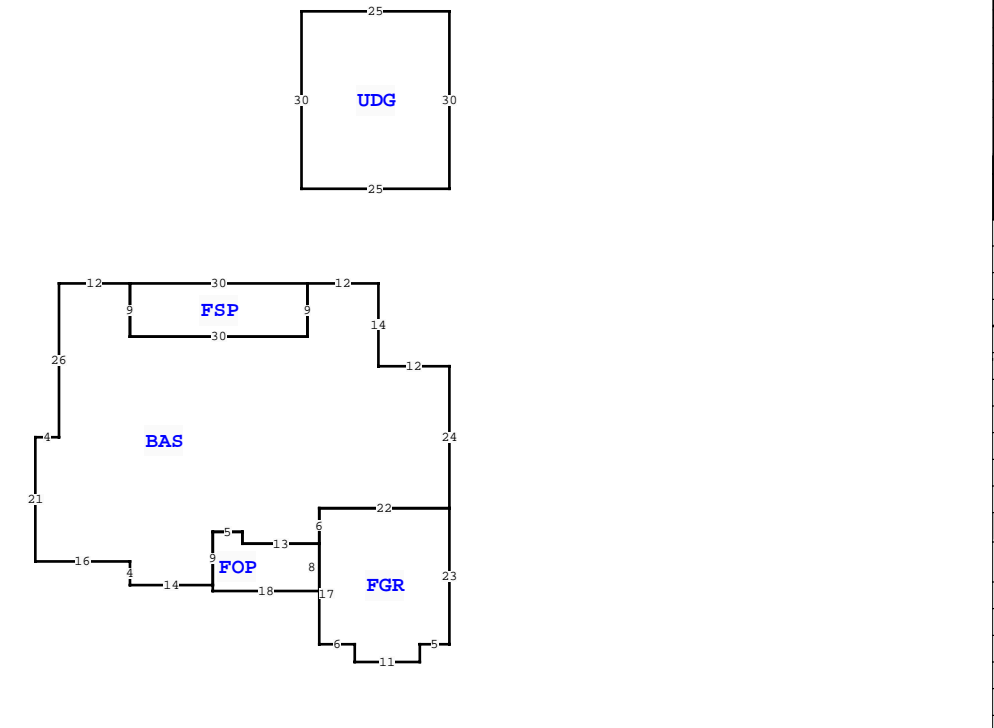


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,404	118.3303	132.53	451,132	2006	2006	0	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2007 Heated Area: 2542 HX Base Yr 2007														



MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	32417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,542	100		2,542	272,882
FGR	539	55		296	31,775
FOP	154	30		46	4,938
FSP	270	40		108	11,594
UDG	750	55		412	44,228
TOTALS	4,255			3,404	365,417

479 SW HILL CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	3,676.00	UT	3.00	3.00	100	2006	2006	3	100	11,028	
3	0119	MASONRY WA	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	700	

TOTAL OB/XF 13,728

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.60	55,000.00	33,000.00	33,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		365,417	
TOTAL MARKET OB/XF VALUE		13,728	
TOTAL LAND VALUE - MARKET		33,000	
TOTAL MARKET VALUE		412,145	
SOH/AGL Deduction		129,837	
ASSESSED VALUE		282,308	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		225,897	
TOTAL JUST VALUE		412,145	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		416,656	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049888	Roof Replacement	20,000	05/21/2024
24254	SFR	735	03/17/2006
24257	GARAGE	183	03/17/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1054/0650	7/27/2005	WD	U	V	09	55,000
GRANTOR: ALEXANDER						
GRANTEE: BEACH						
1036/2426	1/27/2005	WD	Q	V		34,900
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: SHEILA ALEXANDER						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W12 N14 W12 FSP= W30 S9 E30 N9\$ S9 W30 N9 W12 S26 W4 S21 E16 S4 E14 FOP= S1 E18 N8 W13 N2 W5 S9\$ N9 E5 S2 E13 FGR= S17 E6 S3 E11 N3 E5 N23 W22 S6\$ N6 E22 N24\$ PTR= N30 UDG= N30 W25 S30 E25\$ S30\$.													