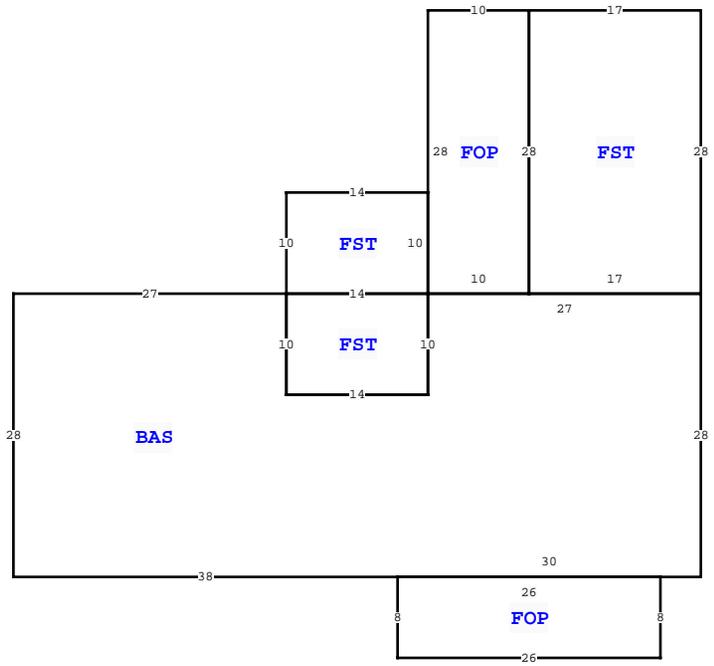


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD OR PLY 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 1999									Heated Area: 1764	HX Base Yr 1999



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100		1,764	129,072
FOP	208	30		62	4,536
FOP	280	30		84	6,146
FST	140	55		77	5,634
FST	140	55		77	5,634
FST	476	55		262	19,170
<b>TOTALS</b>	<b>3,008</b>			<b>2,326</b>	<b>170,195</b>

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	0294	SHED WOOD/	0	100	10	24			5.50	100	1993	1993	3	100	1,320	
2	0040	BARN, POLE	0	100	0	0			0.00	100	2014	2014	3	100	400	

TOTAL OB/XF													
674 SW DUCKETT CT, LAKE CITY													
1,720													

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			A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,400							

COLUMBIA COUNTY PROPERTY													
VALUATION SUMMARY													
PAGE 1 of 1													

VALUATION BY			
Tax Group: 3	Standard	Valuation Summary	STANDARD
BUILDING MARKET VALUE	170,195		
TOTAL MARKET OB/XF VALUE	1,720		
TOTAL LAND VALUE - MARKET	20,400		
TOTAL MARKET VALUE	192,315		
SOH/AGL Deduction	87,384		
ASSESSED VALUE	104,931		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	53,520		
TOTAL JUST VALUE	192,315		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	187,296		

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0861/1738	6/30/1998	WD Q	I	65,000
GRANTOR: BRITT				
GRANTEE: HATCHER				
0786/2076	3/01/1994	WD Q	I	55,000
GRANTOR: DARWIN L PERRY				
GRANTEE: JAMES W BRITT				

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS= W27 FST= N10 W14 S10 E14\$ FST= W14 S10 E14 N10\$ S10 W14 N10 W27 S28 E38 FOP= S8 E26 N8 W26\$ E30 N28 \$ FST= N28 W17 FOP= W10 S28 E10 N28\$ S28 E17\$.			