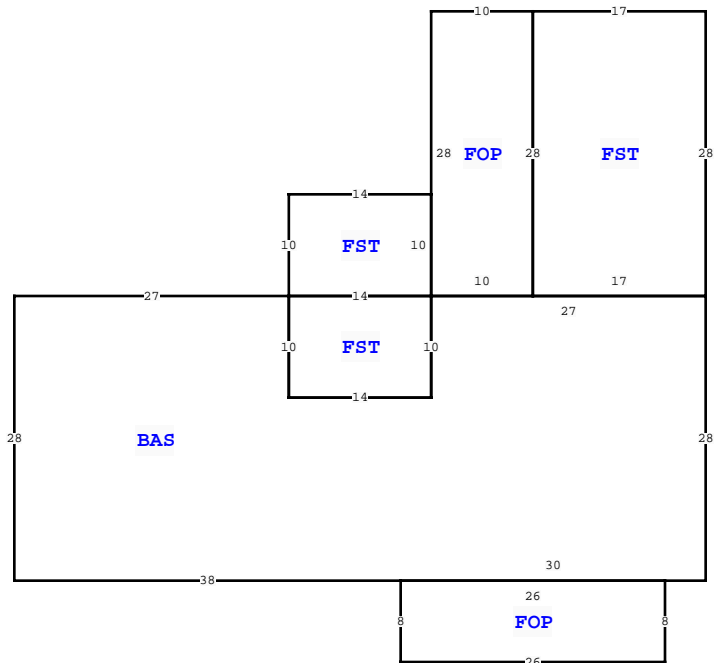


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	08 WD OR PLY 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,326	98.7460	110.60	257,256	1984	1984		0	0	35.00	65.00	
1 SINGLE FAM 100% - 1999 Heated Area: 1764 HX Base Yr 1999													



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	6416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100		1,764	126,814
FOP	208	30		62	4,457
FOP	280	30		84	6,039
FST	140	55		77	5,535
FST	140	55		77	5,535
FST	476	55		262	18,835
TOTALS	3,008			2,326	167,216

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			167,216
TOTAL MARKET OB/XF VALUE			1,720
TOTAL LAND VALUE - MARKET			20,400
TOTAL MARKET VALUE			189,336
SOH/AGL Deduction			84,405
ASSESSED VALUE			104,931
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			53,520
TOTAL JUST VALUE			189,336
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			187,296

SALE:9:1:			
SALE:8:1: DEED GIVEN IN LIEU OF FORECLOSURE			
SALE:7:1: GRANTEE IS SON			
SALE:6:1: 1.02 AC WITH HOUSE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053556	Electrical Servic		07/11/2025
000045957	Roof Replacement	18,500	11/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	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						

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	

674 SW DUCKETT CT, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/16/2026
														INC DATE		AG DATE	MLU

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\$.													

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