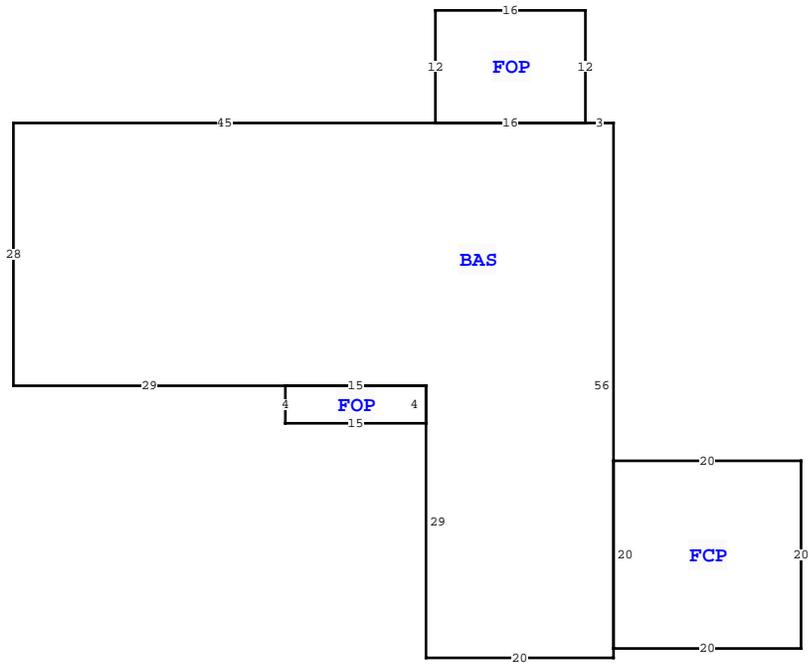


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,548	115.2480	131.38	334,756	1965	1965	0	0	35.00	65.00		
1 SINGLE FAM 100% - 1996 Heated Area: 2372 HX Base Yr 1996													



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6417.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,372	100		2,372	202,561
FCP	400	25		100	8,540
FOP	60	30		18	1,537
FOP	192	30		58	4,953
TOTALS	3,024			2,548	217,591

823 SW VALLEY WAY, 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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	

TOTAL OB/XF 2,700

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		*RSF	200.00	150.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	217,591		
TOTAL MARKET OB/XF VALUE	2,700		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	238,791		
SOH/AGL Deduction	110,989		
ASSESSED VALUE	127,802		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	76,391		
TOTAL JUST VALUE	238,791		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	234,982		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0812/2125	10/30/1995	WD	Q	I		85,000
GRANTOR: JAMES H III & CAROL J						
GRANTEE: JAMES M WILSON						
0783/1946	12/16/1993	WD	Q	I		73,000
GRANTOR: REX RODEN						
GRANTEE: JAMES MCCLELLAN						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W45 S28 E29 FOP= S4 E15N4 W15\$ E15 S29 E20 N1 FCP= E20 N20 W20 S20\$ N56 W3 FOP= N12 W16 S12 E16\$ W16\$.													