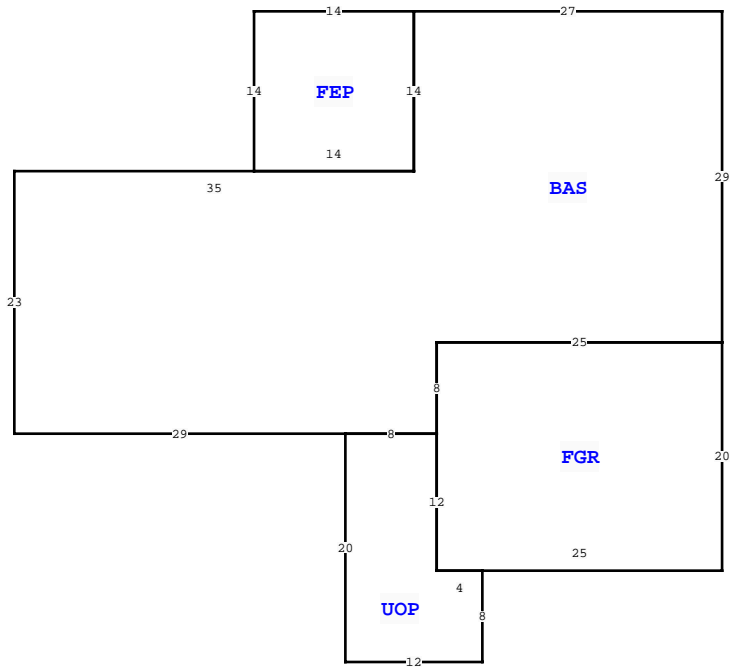


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG. | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| 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 | 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 | 6417.0100 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,604 | 100 | |
| FEP | 196 | 80 | |
| FGR | 500 | 55 | |
| UOP | 192 | 20 | |
| TOTALS | 2,492 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 2,074 | 115.6320 | 129.51 | 268,604 | 1981 | 1999 | | 0 | 0 | 26.00 | 74.00 | |
| 1 SINGLE FAM 0% - 2024 Heated Area: 1604 HX Base Yr | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 |
|---------------------------|-----------|-------------|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | 198,767 | |
| TOTAL MARKET OB/XF VALUE | 19,036 | |
| TOTAL LAND VALUE - MARKET | 18,500 | |
| TOTAL MARKET VALUE | 236,303 | |
| SOH/AGL Deduction | 0 | |
| ASSESSED VALUE | 236,303 | |
| TOTAL EXEMPTION VALUE | 0 | |
| BASE TAXABLE VALUE | 236,303 | |
| TOTAL JUST VALUE | 236,303 | |
| NCON VALUE | 0 | |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | 238,989 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 41 | MAINT/ALTR | 50 | 01/30/2013 |
| 00216 | | | |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1431/1923 | 1/19/2021 | QC | U | I | 11 | 100 |
| GRANTOR: BAILEY RONALD L III | | | | | | |
| GRANTEE: BAILEY RONALD L III | | | | | | |
| 1359/0403 | 4/30/2018 | WD | Q | I | 01 | 179,900 |
| GRANTOR: CHARLES H PEIKER | | | | | | |
| GRANTEE: RONALD L III & KIMI | | | | | | |

| 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 2 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 0280 | POOL R/CON | 0 | 0 | 32 | 512.00 | UT | 70.00 | 70.00 | 100 | 1993 | 1993 | 3 | 40 | 14,336 | |
| 4 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 1,000 | |
| 5 | 0294 | SHED WOOD/ | 0 | 0 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 600 | |
| 6 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 500 | |
| 7 | 0261 | PRCH, UOP | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

1161 SW LAKE MONTGOMERY AVE, LAKE CITY, FL 32053
BLD DATE: 04/21/2023 MLU
LGL DATE: 04/21/2023
XF DATE: 04/21/2023
MNC DATE: 04/21/2023

| BUILDING NOTES | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W27 FEP= W14 S14 E14 N14\$ S14 W35 S23 E29 UOP= S20 E12 N8 W4 N12 W8\$ E8 FGR= S12 E25 N20 W25 S8\$ N8 E25 N29\$. | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W27 FEP= W14 S14 E14 N14\$ S14 W35 S23 E29 UOP= S20 E12 N8 W4 N12 W8\$ E8 FGR= S12 E25 N20 W25 S8\$ N8 E25 N29\$. | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF 19,036 | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|-------------|--------|-------|-------------|-----------|-----|----------|--------|--------------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0 | | RSF-2109.00 | 133.00 | | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |