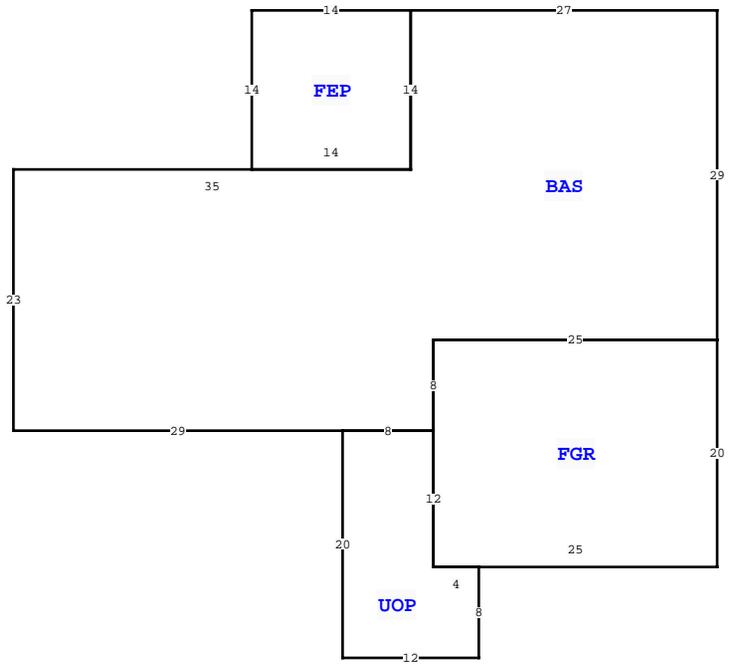


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	131.82	273,395	1981	1999	0	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 SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		202,312
TOTAL MARKET OB/XF VALUE		19,036
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		239,848
SOH/AGL Deduction		0
ASSESSED VALUE		239,848
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		239,848
TOTAL JUST VALUE		239,848
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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1998
5	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	1998
6	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2011
TOTALS												

1161 SW LAKE MONTGOMERY AVE, LAKE CITY, HI 96745
 BLD DATE: 04/21/2023
 LGL DATE: MLU
 XF DATE: 04/21/2023
 MNC DATE: AG DATE

BUILDING NOTES	

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												
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								