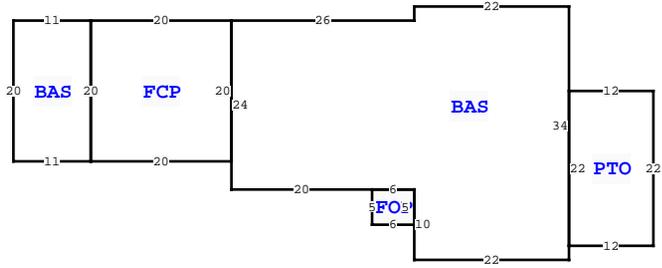
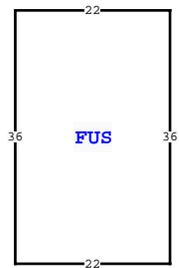


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	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	2,550	122.3481	139.48	355,674	1963	1963	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2019 Heated Area: 2428 HX Base Yr 2019													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	19,946
BAS	1,416	100		1,416	128,378
FCP	400	25		100	9,066
FOP	30	30		9	816
FUS	792	100		792	71,804
PTO	264	5		13	1,178
TOTALS	3,122			2,550	231,188

529 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	9	20	180.00	UT	1.50	1.50	100	0	0	3	100	270
2	0166	CONC,PAVMT	0	100	16	64	1,024.00	UT	1.50	1.50	100	0	0	3	100	1,536
3	0166	CONC,PAVMT	0	100	4	36	144.00	UT	1.50	1.50	100	0	0	3	100	216

TOTAL OB/XF 2,022

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	210.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			231,188
TOTAL MARKET OB/XF VALUE			2,022
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			251,710
SOH/AGL Deduction			89,677
ASSESSED VALUE			162,033
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			110,622
TOTAL JUST VALUE			251,710
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,649

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1957	1/12/2021	QC	U	I	11	68,800

GRANTOR: TATE TARA DEES
GRANTEE: NICHOLSON BRIAN STE
1358/1945 4/20/2018 WD U I 11 0
GRANTOR: JUDY U HUCHINGSON
GRANTEE: TARA C TATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 S2 W26 FCP= W20 BAS= W11S20 E11 N20\$ S20 E20 N20\$ S24 E20 FOP= S5 E6 N5 W6\$ E6 S10 E22 N2 PTO= E12 N22W12 S22\$ N34\$ PTR=N20 FUS= N36 W22 S36 E22\$ S20\$.	