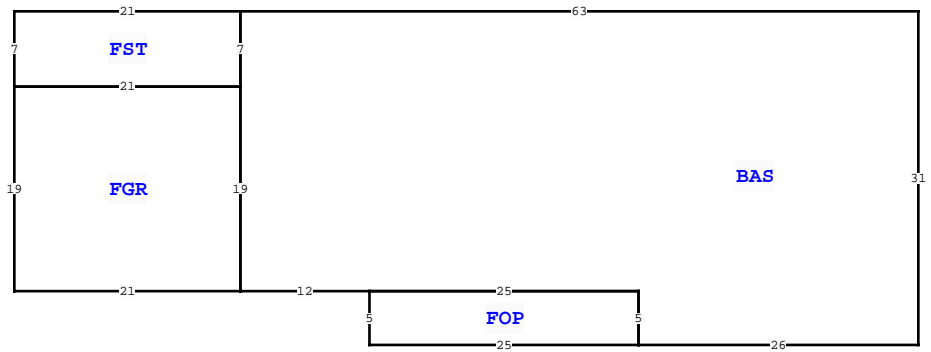


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2013								
				Heated Area: 1768			HX Base Yr 2013				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100		1,768	142,949
FGR	399	55		219	17,707
FOP	125	30		38	3,073
FST	147	55		81	6,549
<b>TOTALS</b>	<b>2,439</b>			<b>2,106</b>	<b>170,277</b>

DOR CODE		MKT AREA		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY	06		6417.0100	1.00/
BLD DATE		LGL DATE		AG DATE	
XF DATE		LAND DATE		04/21/2023	
INC 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

EXTRA FEATURES										TOTAL OB/XF	
531 SW SAN JUAN PL, LAKE CITY										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-2100.00	125.00		1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE		BY		Total Acres:		Total Land Value:		Market:		Agricultural:		Common:	
11/18/2022		JS		0.29		18,500		0		0		18,500	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		170,277	
TOTAL MARKET OB/XF VALUE		700	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		189,477	
SOH/AGL Deduction		76,823	
ASSESSED VALUE		112,654	
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE		56,243	
TOTAL JUST VALUE		189,477	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045228	Roof Replacement	14,920	08/19/2022
14	MAINT/ALTR	50	01/08/2013
432	MAINT/ALTR	50	08/28/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/2488	4/30/2012	WD Q	Q	I	01	115,000
GRANTOR: GREGORY M & DAWN D JO						
GRANTEE: RONALD R & KIMBERLY						
1021/2723	7/09/2004	WD Q	Q	I	01	5,100
GRANTOR: SALLIE CONE WEDDELL						
GRANTEE: GREGORY M & DAWN D						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W63 FST= W21 S7 E21 N7\$S7 FGR= W21 S19 E21 N19\$ S19 E12 FOP= S5 E25 N5 W25\$ E25 S5 E26 N31\$.