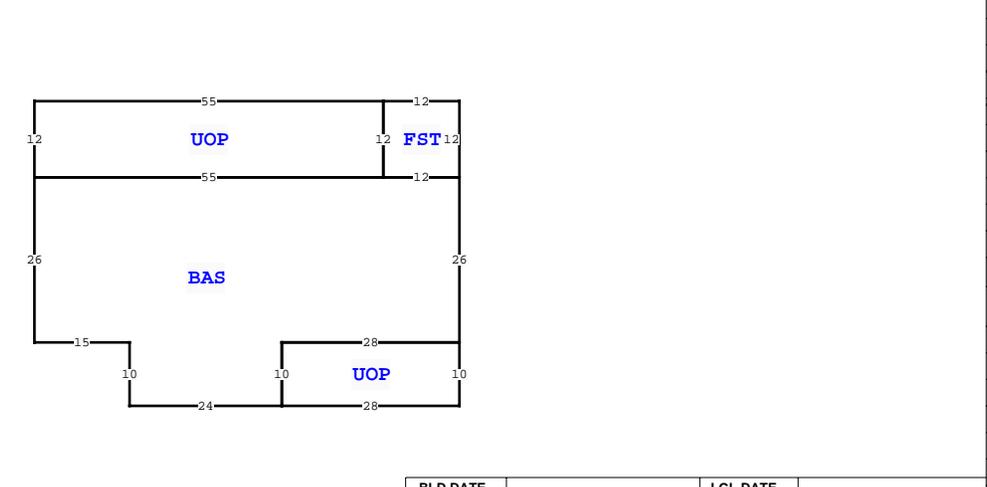
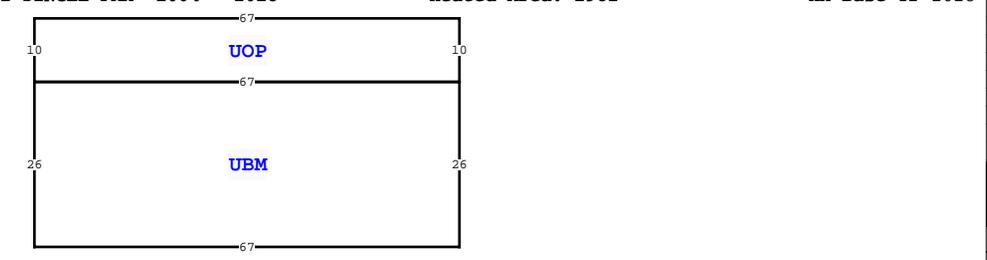




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	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	2,731	113.9040	129.85	354,620	1987	1987	0	0	0	35.00	65.00	

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 1								Tax Dist:	
BUILDING MARKET VALUE								230,503	
TOTAL MARKET OB/XF VALUE								18,576	
TOTAL LAND VALUE - MARKET								18,500	
TOTAL MARKET VALUE								267,579	
SOH/AGL Deduction								90,402	
ASSESSED VALUE								177,177	
TOTAL EXEMPTION VALUE								HX HB 51,411	
BASE TAXABLE VALUE								125,766	
TOTAL JUST VALUE								267,579	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								263,532	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100		1,982	167,286
FST	144	55		79	6,668
UBM	1,742	20		348	29,372
UOP	280	20		56	4,727
UOP	660	20		132	11,141
UOP	670	20		134	11,310

TOTALS	5,478			2,731	230,503
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1054 SW LAKE MONTGOMERY AVE, LAKE CITY, FL 32025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
763	POOL	50	07/19/1996

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1349/2341	12/12/2017	QC	U	I	11	100			

GRANTOR: JACQUELINE & GREGOR									
GRANTOR: ZARRELLA/HALL									
0937/2079	10/10/2001	WD	Q	I	03	187,500			

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	0	0.00	0.00	100	0	0	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	0	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0080	DECKING	0	100	0	0	0	0.00	0.00	100	0	0	3	100	100	
4	0280	POOL R/CON	0	100	32	16	0	70.00	70.00	100	1996	1996	3	40	14,336	
5	0166	CONC, PAVMT	0	100	0	0	0	760.00	1.50	100	1996	1996	3	100	1,140	
6	0169	FENCE/WOOD	0	100	0	0	0	0.00	0.00	100	2011	2011	3	100	300	

BUILDING NOTES									
BLD DATE: 04/21/2023 MLU									

BUILDING DIMENSIONS									
FST= N12 W12 S12 E12\$ BAS= W12 UOP= N12 W55 S12 E55\$ W55 S26 E15 S10 E24 UOP= E28 N10 W28 S10\$ N10 E28 N26\$ PTR=N30 UBM= N26 UOP= N10 W67 S10 E67\$ W67 S26 E67\$ S30\$.									

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	217.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							