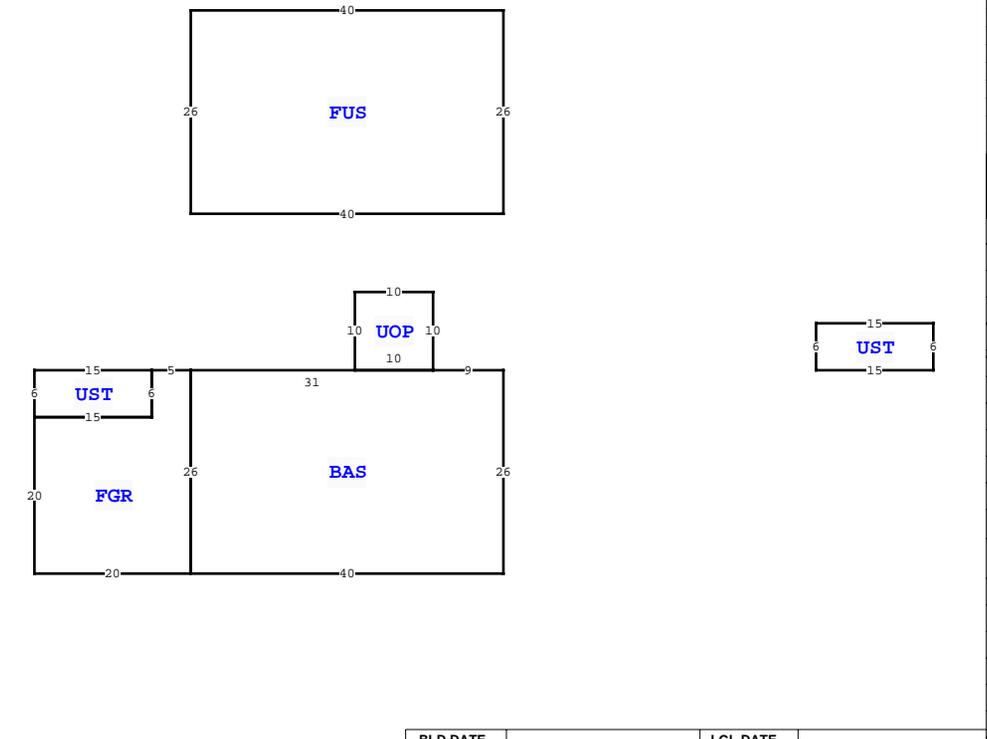


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	2. 2. 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	2,416	115.4979	131.67	318,115	1967	1967	0	0	35.00	65.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		206,775
TOTAL MARKET OB/XF VALUE		1,250
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		226,525
SOH/AGL Deduction		96,630
ASSESSED VALUE		129,895
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,484
TOTAL JUST VALUE		226,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,897

Quality					
DOR CODE	MAP NUM				
06 06	0100 SINGLE FAMILY				
06	06				
NEIGHBORHOOD/LOC	6417.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	89,009
FGR	430	55		236	20,198
FUS	1,040	100		1,040	89,009
UOP	100	20		20	1,711
UST	90	45		40	3,424
UST	90	45		40	3,424
TOTALS	2,790			2,416	206,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/2032	9/28/2005	WD	Q	I		164,500
GRANTOR: RAULERSON						
GRANTEE: BRITT & WILSON-BRIT						
1001/1503	12/03/2003	WD	Q	I		102,500
GRANTOR: ELLIS'S						
GRANTEE: RAULERSON						

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	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,000	
2	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	100	1993	1993	3	100	150	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	100	

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	% 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	249.00	112.00	1.00	LT		1.00	1.00	18,500.00	18,500.00	18,500							

BUILDING NOTES	
958 SW LAKE MONTGOMERY AVE, LAKE CITY	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	
04/21/2023 MLU	

BUILDING DIMENSIONS	
BAS= W9 UOP= N10 W10 S10 E10\$ W31 FGR= W5 UST= W15 S6 E15 N6\$ S6 W15 S20 E20 N26\$S26 E40 N26\$ PTR= N20 FUS= N26 W40 S26E40\$S20\$ PTR=E40 UST= E15N6 W15 S6\$ W40\$.	