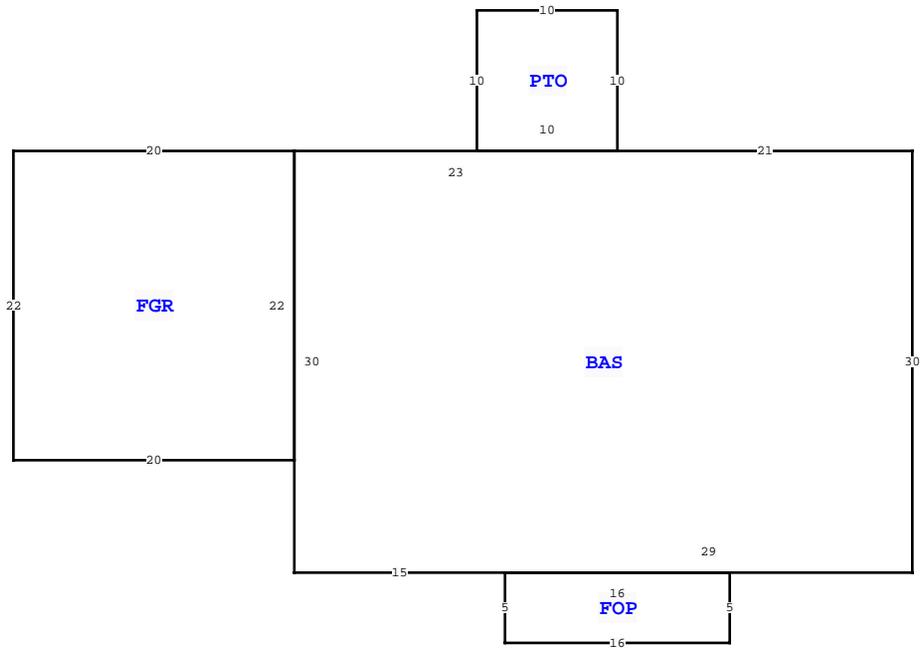


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	6417.0700	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,320	100	
FGR	440	55	
FOP	80	30	
PTO	100	5	
TOTALS	1,940		

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%	- 2023								
				Heated Area: 1320			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			162,326
TOTAL MARKET OB/XF VALUE			2,244
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			187,070
SOH/AGL Deduction			3,074
ASSESSED VALUE			183,996
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			132,585
TOTAL JUST VALUE			187,070
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			189,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3728	SFR	300	05/26/2006
3281	SFR	394	08/31/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/225	5/23/2022	WD Q	Q	I	01	215,000
GRANTOR: SCHUSTER STEPHANIE						
GRANTEE: KAMPNEYER DYLAN MAT						
1096/1480	9/18/2006	WD Q	Q	I		158,900
GRANTOR: CORNERSTONE DEVELOPERS						
GRANTEE: STEPHANIE SCHUSTER						

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	100	0	748.00	UT	3.00	3.00	100	2006

BUILDING NOTES			
1189 SW SHENANDOAH GLN, LAKE CITY			

BUILDING DIMENSIONS			
BAS= W21 PTO= N10 W10 S10 E10\$ W23 FGR= W20 S22 E20 N22\$ S30 E15 FOP= S5 E16 N5 W16\$ E29 N30\$.			

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		RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							