

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 Floo	14	CARPET	80
Interior Floo	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	1,578	100	
FGR	400	55	
FOP	42	30	
FOP	96	30	
TOTALS	2,116		

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%	- 2011	124.99	229,982	2005	2005	0	0	20.00	80.00

Heated Area: 1578 HX Base Yr 2011

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		183,986
TOTAL MARKET OB/XF VALUE		2,038
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		208,524
SOH/AGL Deduction		74,728
ASSESSED VALUE		133,796
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		77,385
TOTAL JUST VALUE		208,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3282	SFR	50	07/29/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1201/0751	9/03/2010	WD U	I	I	12	99,900

GRANTOR: FEDERAL NATIONAL MORT
GRANTEE: ROSEANNA M FERGUSON
1197/0067 6/16/2010 CT U I 18 0
GRANTOR: LAND TRUST SERVICE CO
GRANTEE: FEDERAL NATIONAL MO

EXTRA FEATURES		1190 SW SHENANDOAH GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0169	FENCE/WOOD	0 100
3	0296	SHED METAL	0 100

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	575.00	UT	2.50	2.50	100	2005	2005	3	100	1,438	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

BUILDING NOTES	
BAS= W17 FOP= W19 S3 D3 R3 E13 N3 R3 U3 \$ D3 L3 S3 W13 L3 U3 N3 W12 S46 E12 N7 E10 FOP= E6 N7 W6 S7\$ N7 E6 FGR= S15 E20 N20 W20 S5\$ N5 E20 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF 2,038																						
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							