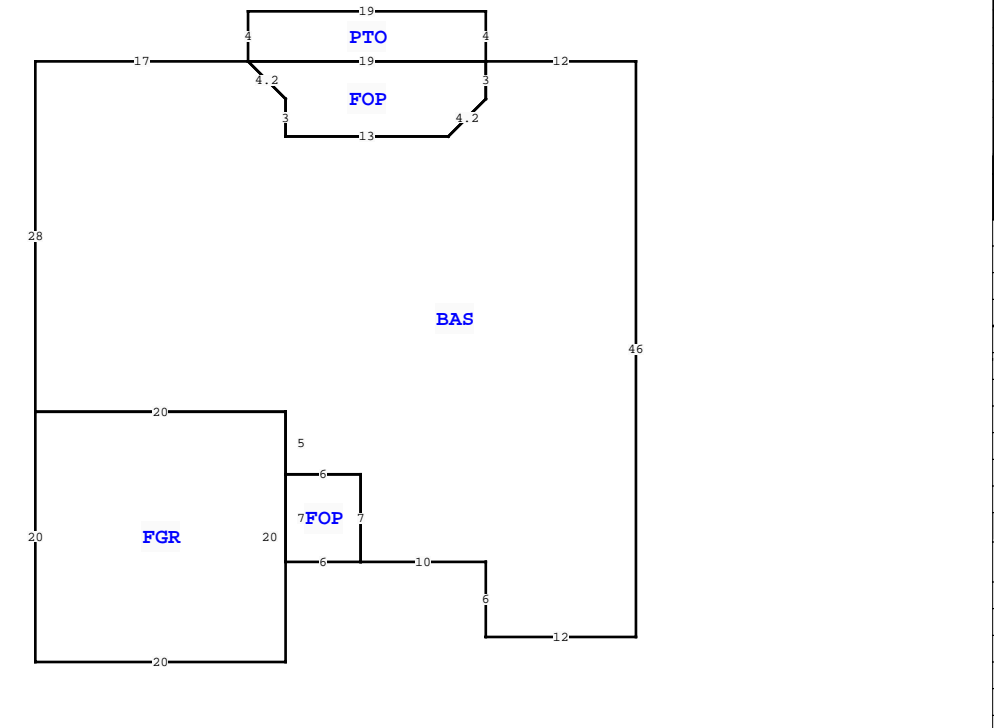


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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%	- 2008									



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,614	100		1,614	163,797
FGR	400	55		220	22,327
FOP	42	30		13	1,319
FOP	96	30		29	2,943
PTO	76	5		4	406
TOTALS	2,228			1,880	190,791

EXTRA FEATURES		1086 SW SHENANDOAH GLN, LAKE CITY														
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	0169	FENCE/WOOD	0	100	0	0			180.00	UT	13.50					
2	0166	CONC, PAVMT	0	100	0	0			730.00	UT	3.00					

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			190,791
TOTAL MARKET OB/XF VALUE			3,405
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			216,696
SOH/AGL Deduction			77,010
ASSESSED VALUE			139,686
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			88,275
TOTAL JUST VALUE			216,696
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			219,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3555	SFR	370	01/18/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1113/0425	3/08/2007	WD Q	Q	I		171,000
GRANTOR: RICHARD & MELISSA RAY						
GRANTEE: JOSE L MENENDEZ						
1082/0537	4/28/2006	WD Q	Q	I		145,200
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: RICHARD & MELISSA R						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 PTO= N4 W19 S4 E19\$ FOP= W19 D3 R3 S3 E13 R3 U3 N3\$ S3 D3 L3 W13 N3 L3 U3 W17 S28 FGR= S20 E20 N20 W20\$ E20 S5 FOP= S7 E6 N7 W6\$ E6 S7 E10 S6 E12 N46 \$.	

LAND DESCRIPTION		TOTAL OB/XF 3,405																						
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							