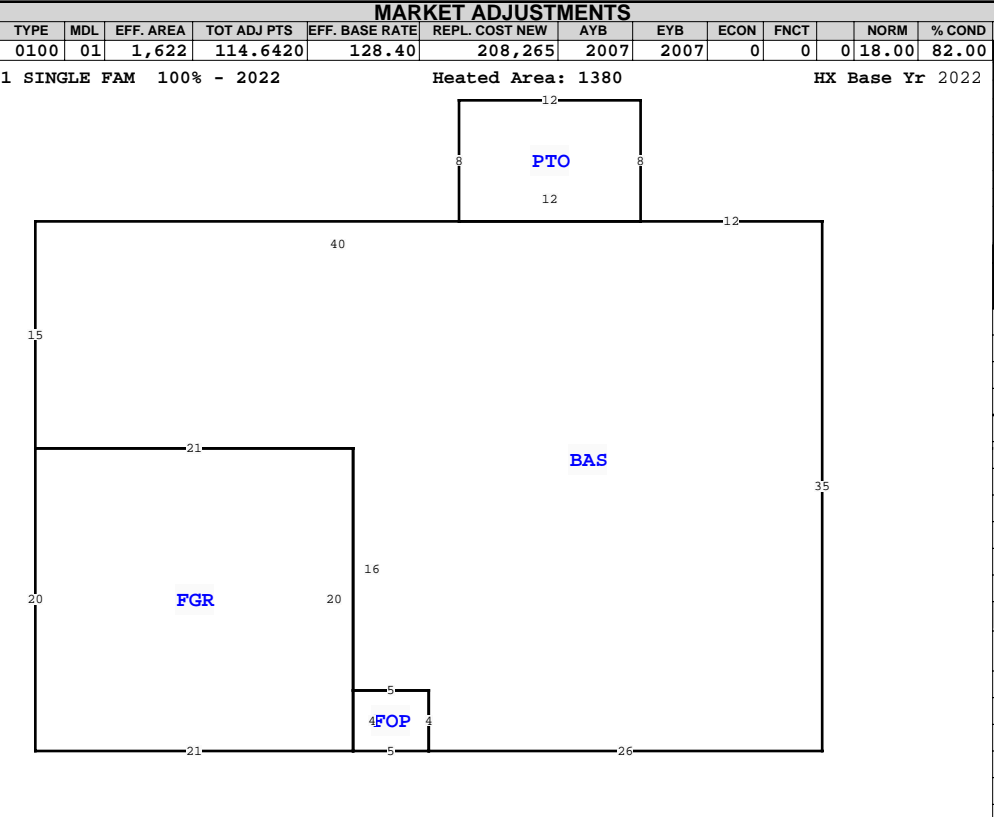


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	145,297
FGR	420	55		231	24,321
FOP	20	30		6	631
PTO	96	5		5	526
TOTALS	1,916			1,622	170,777

1078 SW SHENANDOAH GLN, LAKE CITY

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

EXTRA FEATURES		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			432.00	100	2007	2007	3	100	1,296	
2	0169	FENCE/WOOD	0	100	0	0			1.00	100	2012	2012	3	100	200	

TOTAL OB/XF 1,496

LAND DESCRIPTION		CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	100			RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		170,777
TOTAL MARKET OB/XF VALUE		1,496
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		194,773
SOH/AGL Deduction		24,110
ASSESSED VALUE		170,663
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,252
TOTAL JUST VALUE		194,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9	SFR	50	02/20/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/681	7/26/2021	WD	U	I	30	128,000
GRANTOR: RATLIFF SHERRY G						
GRANTEE: RATLIFF-WALKER HEIDI						
1122/1249	6/19/2007	WD	Q	I		146,000
GRANTOR: GENESIS DEVELOPERS LL						
GRANTEE: DONALD & SHERRY G R						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 PTO= N8 W12 S8 E12\$ W40 S15 FGR= S20 E21 N20 W21\$ E21 S16 FOP= S4 E5 N4 W5\$ E5 S4 E26 N35\$.	