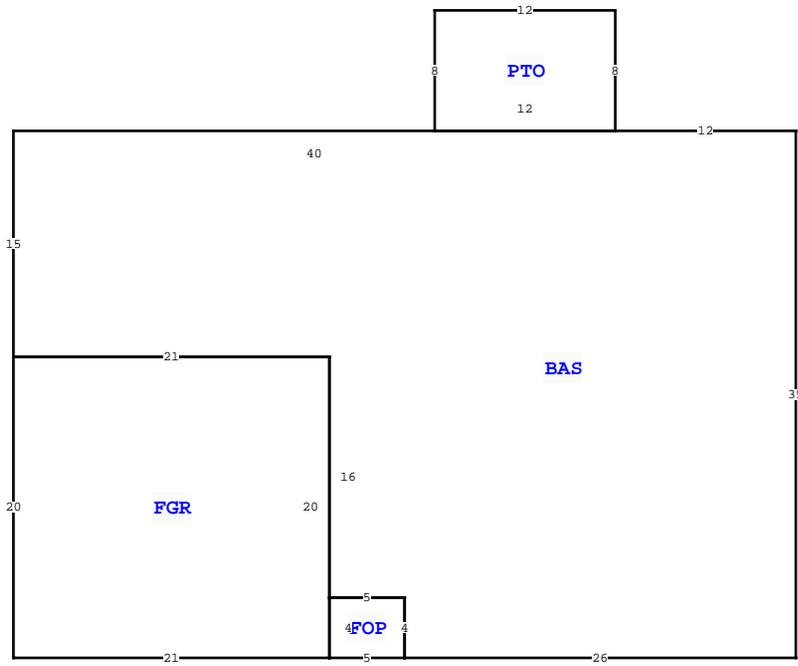


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
BAS	1,380	100
FGR	420	55
FOP	20	30
PTO	96	5
TOTALS	1,916	1,622

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,622	114.6420	128.40	208,265	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1380 HX Base Yr 2022													



COLUMBIA COUNTY PROPERTY 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	51,411	HX HB	
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	I	30	128,000
GRANTOR: RATLIFF SHERRY G						
GRANTEE: RATLIFF-WALKER HEID						
1122/1249	6/19/2007	WD Q	I			146,000
GRANTOR: GENESIS DEVELOPERS LL						
GRANTEE: DONALD & SHERRY G R						

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	432.00	UT	3.00	3.00	100	2007	2007	3	100	1,296	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

BUILDING NOTES			
1078 SW SHENANDOAH GLN, LAKE CITY			
BLD DATE		LGL DATE	04/21/2023
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

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\$.													

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	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							