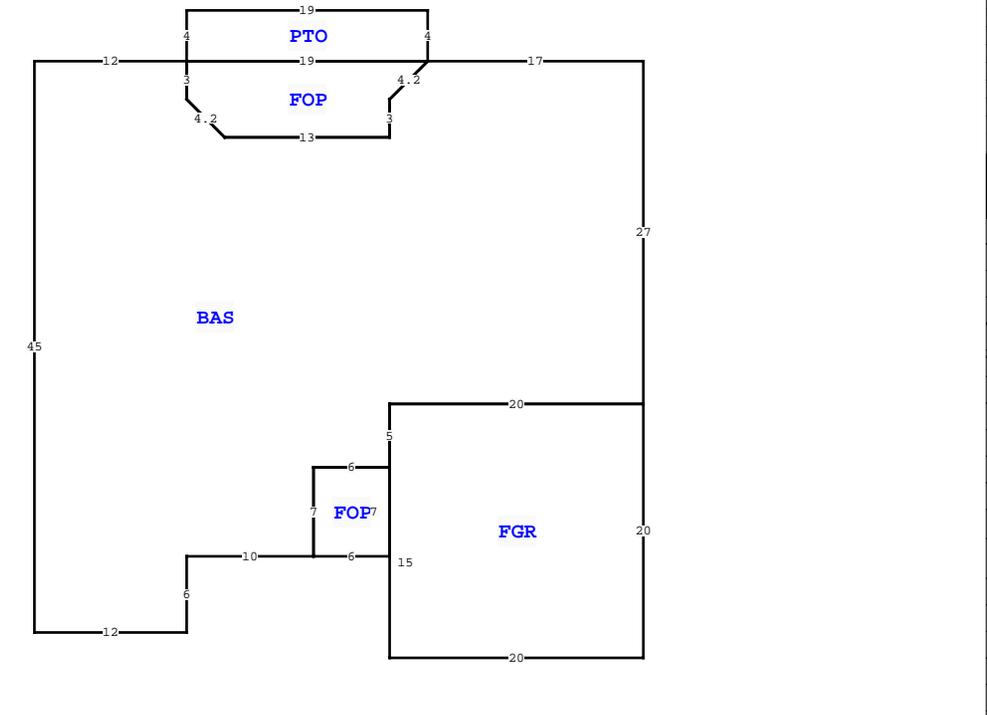


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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/

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,832	109.5640	122.71	224,805	2006	2006	0	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2012 Heated Area: 1566 HX Base Yr 2012														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	155,653
FGR	400	55		220	21,867
FOP	42	30		13	1,292
FOP	96	30		29	2,883
PTO	76	5		4	398
TOTALS	2,180			1,832	182,092

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

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	445.00	UT	2.50	2.50	100	2006	2006	3	100	1,113	

EXTRA FEATURES																
1079 SW SHENANDOAH GLN, LAKE CITY																
TOTAL OB/XF 1,113																

LAND DESCRIPTION																								
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							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY																								
VALUATION BY															STANDARD									
Tax Group: 1															Tax Dist:									
BUILDING MARKET VALUE															182,092									
TOTAL MARKET OB/XF VALUE															1,113									
TOTAL LAND VALUE - MARKET															22,500									
TOTAL MARKET VALUE															205,705									
SOH/AGL Deduction															74,416									
ASSESSED VALUE															131,289									
TOTAL EXEMPTION VALUE															HX HB 51,411									
BASE TAXABLE VALUE															79,878									
TOTAL JUST VALUE															205,705									
NCON VALUE															0									
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE															207,953									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3441	SFR	319	10/18/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1213/0860	4/12/2011	WD	U	I	40	104,000

GRANTOR: WILLIAM S & PENNY A P
GRANTEE: GRAHAM C DYCK
1076/1347 2/28/2006 WD Q I 136,500
GRANTOR: CORNERSTONE DEVELOPER
GRANTEE: WILLIAM SCOTT & PEN

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS= W17 PTO= N4 W19 S4 E19\$ FOP= W19 S3 D3 R3 E13 N3 R3 U3 \$ D3 L3 S3 W13 L3 U3 N3 W12 S45 E12 N6 E10 FOP= E6 N7 W6 S7\$ N7 E6 FGR= S15 E20 N20 W20 S5\$ N5 E20 N27\$.																