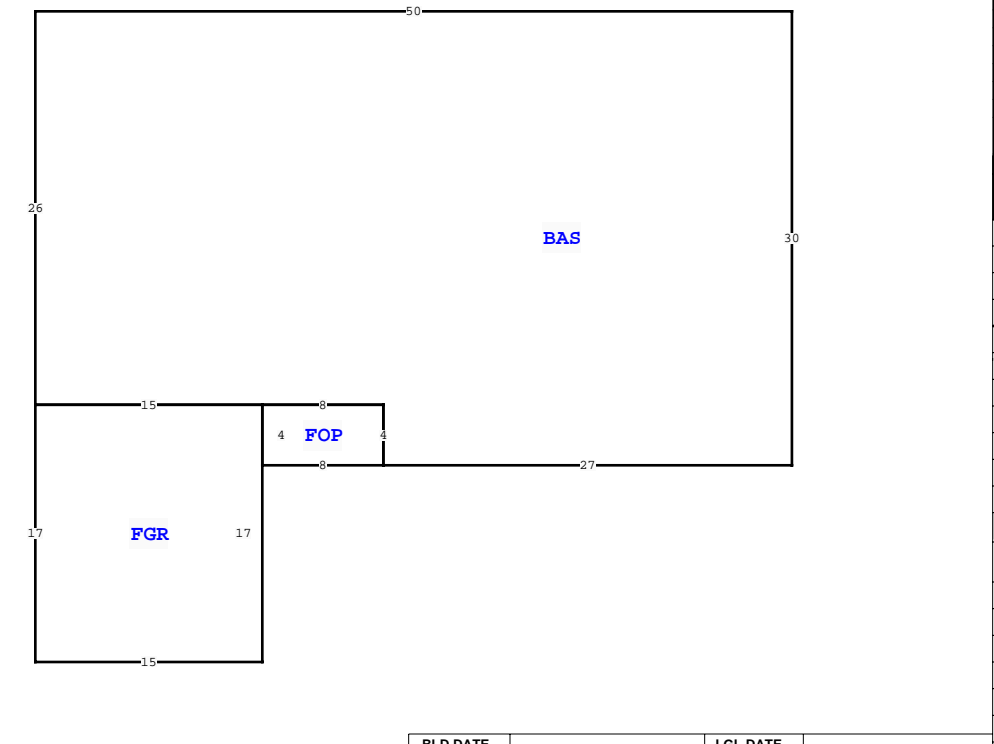




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 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%	- 2025	126.81	197,570	1989	1990	0	0	35.00	65.00



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			128,420
TOTAL MARKET OB/XF VALUE			850
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			151,770
SOH/AGL Deduction			0
ASSESSED VALUE			151,770
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			100,359
TOTAL JUST VALUE			151,770
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			151,770

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	1,408	100		1,408	116,056
FGR	255	55		140	11,539
FOP	32	30		10	824
TOTALS	1,695			1,558	128,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1405	8/30/2021	LE U		I	14	100
GRANTOR: SOVA BILLIE ANN						
GRANTEE: SOVA BILLIE						
1102/1520	11/20/2006	PR Q		I	01	133,900
GRANTOR: JANET WEINER & NANCY						
GRANTEE: BILLIE ANN SOVA						

EXTRA FEATURES		1167 SW FAIRFAX GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	0.00
2	0169	FENCE/WOOD	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W50 S26 FGR= S17 E15 N17 W15\$ E15 FOP= S4 E8 N4 W8\$ E8 S4 E27 N30\$.	

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	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							