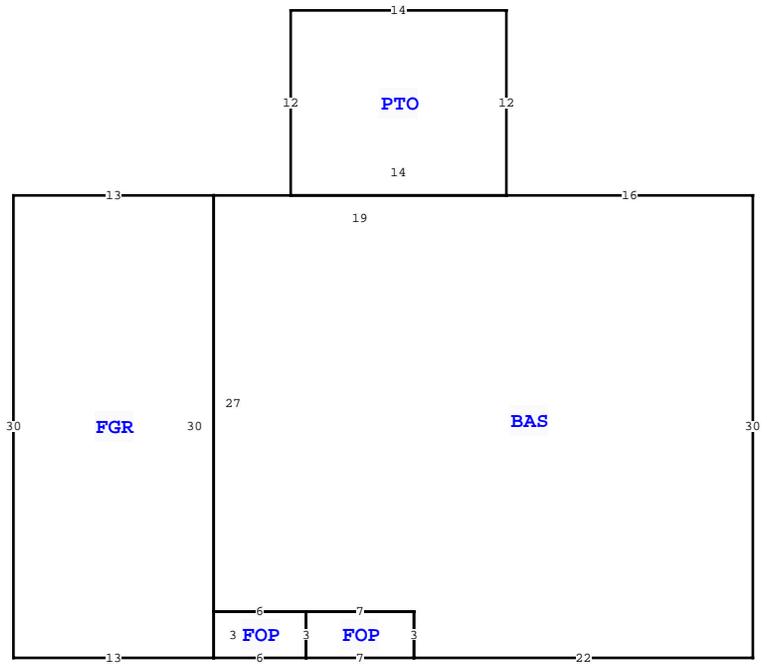


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	N/A 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,244	117.0960	131.15	163,151	1992	1992	0	0	0	33.00	67.00		
1 SINGLE FAM 0% - 0 Heated Area: 1011 HX Base Yr														



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,011	100		1,011	88,837
FGR	390	55		214	18,804
FOP	18	30		5	440
FOP	21	30		6	527
PTO	168	5		8	703
TOTALS	1,608			1,244	109,311

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	0	10	42	420.00	UT	1.40	1.40	100	0	0	3	100	588	
2	0169	FENCE/WOOD	0	0	22	8	176.00	UT	7.50	7.50	25	1993	1993	3	25	330	

TOTAL OB/XF													
1191 SW FAIRFAX GLN, LAKE CITY													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			04/21/2023			MLU							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			109,311
TOTAL MARKET OB/XF VALUE			918
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			132,729
SOH/AGL Deduction			0
ASSESSED VALUE			132,729
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			132,729
TOTAL JUST VALUE			132,729
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			134,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0862			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1332/0028	2/28/2017	WD Q	Q	I	01	82,500
GRANTOR: DANIEL & KATHY T WINS						
GRANTEE: MICHAEL J BUDVEIT						
1322/1256	9/13/2016	WD U	U	I	18	42,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: DANIEL & KATHY T WI						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W16 PTO= N12 W14 S12 E14\$ W19 FGR= W13 S30 E13 N30\$ S27 FOP= S3 E6 N3 W6\$ E6 FOP= S3 E7 N3 W7\$ E7 S3 E22 N30\$.													

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	0		*RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							