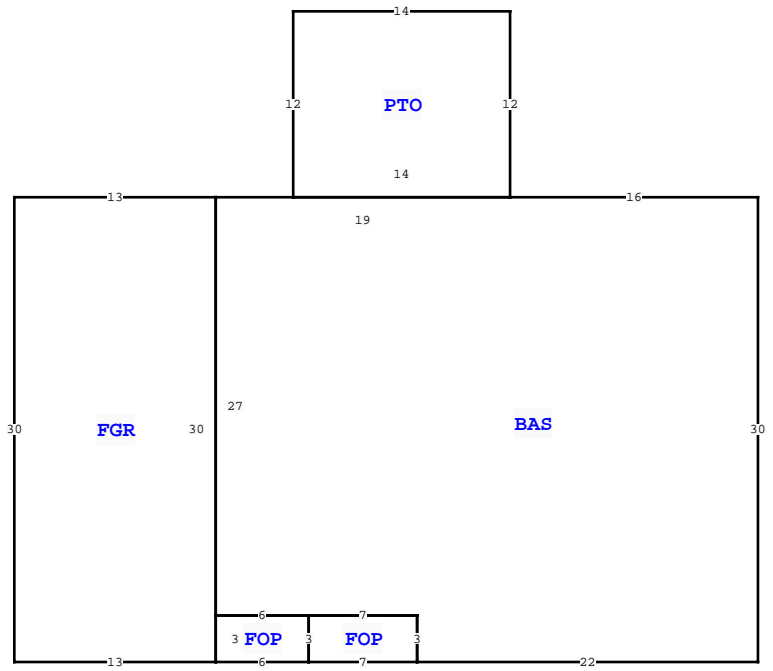


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	N/A 100
Stories	1. 1. 100
Architectual	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	
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	1,244	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														



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		1191 SW FAIRFAX GLN, LAKE CITY															
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	

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		109,311
TOTAL LAND VALUE - MARKET		918
TOTAL MARKET VALUE		22,500
SOH/AGL Deduction		132,729
ASSESSED VALUE		0
TOTAL EXEMPTION VALUE		132,729
BASE TAXABLE VALUE		0
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														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	0		*RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							