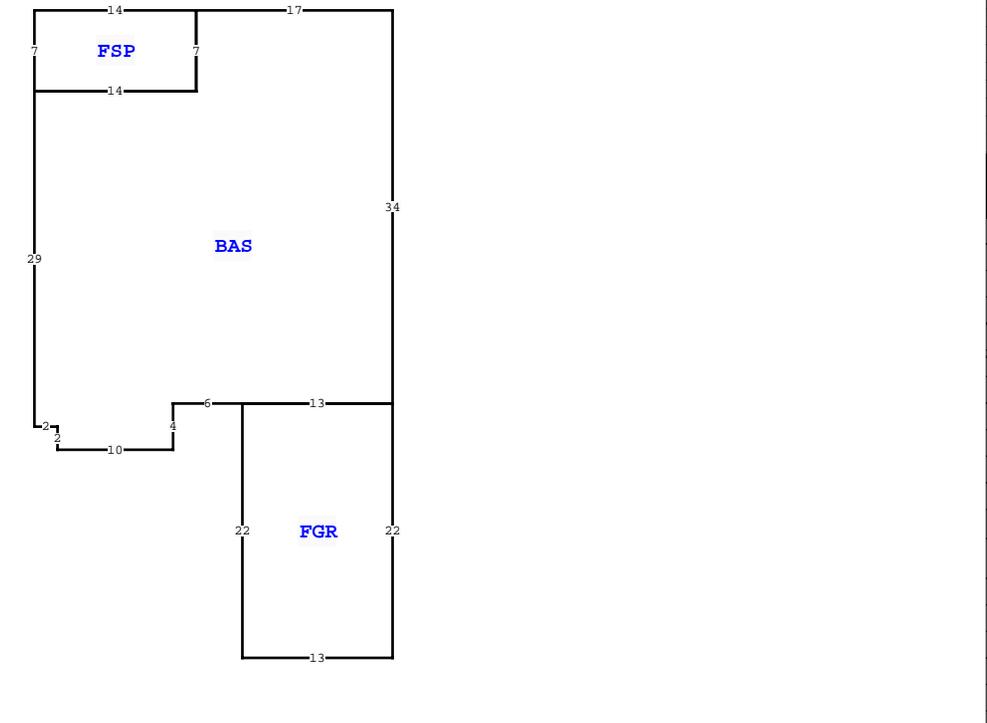


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectural	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			
0100	01	1,196	123.4200	140.70	168,277	1986	1986		0	0	35.00	65.00		



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	1,000	100		1,000	91,455
FGR	286	55		157	14,359
FSP	98	40		39	3,567
TOTALS	1,384			1,196	109,380

1081 SW FAIRFAX GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			109,380
TOTAL MARKET OB/XF VALUE			870
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			132,750
SOH/AGL Deduction			0
ASSESSED VALUE			132,750
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			132,750
TOTAL JUST VALUE			132,750
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/2336	10/20/2022	WD	Q	I	01	165,000
GRANTOR: BEST SHARON M						
GRANTEE: MILLENIA CAPITAL, I						
0915/1307	12/01/2000	WD	Q	I		61,000
GRANTOR: BEARDSLEY 'S						
GRANTEE: SHARON BEST						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W17 FSP= W14 S7 E14 N7S7 W14 S29 E2 S2 E10 N4 E6 FGR= S22 E13 N22 W13S E13 N34S.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	370	
2	0296	SHED METAL	0	0	10	13	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
TOTAL OB/XF 870																	

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							