



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 2. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1200	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,215	100
FGR	462	55
FOP	35	30
FUS	499	100
PTO	160	5
TOTALS	2,371	

MARKET ADJUSTMENTS																																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																		
1	SINGLE FAM	0%	- 2021									Heated Area: 1714																																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/21/2023</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/21/2023	MLU																				
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1	0166	CONC,PAVMT	0	0	0	0		3.00	100	2007	2007	3	100	966																															

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	216,610		
TOTAL MARKET OB/XF VALUE	966		
TOTAL LAND VALUE - MARKET	15,750		
TOTAL MARKET VALUE	233,326		
SOH/AGL Deduction	0		
ASSESSED VALUE	233,326		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	233,326		
TOTAL JUST VALUE	233,326		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	235,967		
SALE:1:1: SALE IS FOR 41 LOTS IN CYPRESS LANDING S			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
249	SFR	470	07/16/2007
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1425/2270	12/09/2020	WD Q	I 01
GRANTOR: RIZK Wafa & ALIA RIZK			
GRANTEE: BELLOTTE JOHN			
1249/1946	2/08/2013	WD U	I 30
GRANTOR: ALIA LLC			
GRANTEE: Wafa RIZK & ALIA RI			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W11 PTO= N10 W16 S10 E16\$ W16 S45 FOP= S7 E5 N7 W5\$ E5 FGR= S21 E22 N21 W22\$ E22 N45\$ PTR= N30 FUS= N25 W27 S14 E16 S11 E11\$S30\$.			

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			0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							