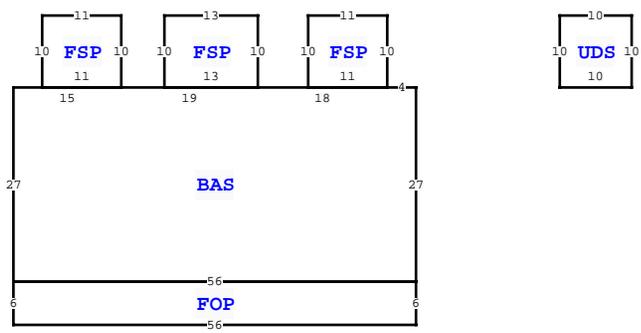
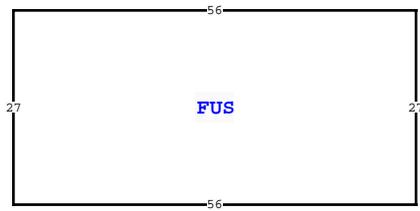


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Story Height	N/A 100
RMS	0 100
Stories	2. 2. 100
Units	3 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2800	03	3,320	134.4304	120.99	401,687	2010	2010	0	0	15.00	85.00		
1 TRI/QUAD 0% - 2022 Heated Area: 3024 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	155,496
FOP	336	30		101	10,387
FSP	110	40		44	4,525
FSP	110	40		44	4,525
FSP	130	40		52	5,347
FUS	1,512	100		1,512	155,496
UDS	100	55		55	5,656
<b>TOTALS</b>	<b>3,810</b>			<b>3,320</b>	<b>341,434</b>

1432 SW COUGAR GLN, LAKE CITY

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

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	0140	CLFENCE	6	0	0	0	506.00	UT	7.50	7.50	100	2010	2010	3	100	3,795	
2	0166	CONC, PAVMT	0	0	25	60	1,500.00	UT	2.00	2.00	100	2010	2010	3	100	3,000	
3	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,500	

TOTAL OB/XF 8,295

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	0800	C	MULTI-FAM	0			0.00	0.00	8.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	148,000							
2	0000	C	VAC RES	0					1.00	UT		1.00	1.00	1.00	1,000.00	1,000.00	1,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		685,112	
TOTAL MARKET OB/XF VALUE		8,295	
TOTAL LAND VALUE - MARKET		149,000	
TOTAL MARKET VALUE		842,407	
SOH/AGL Deduction		0	
ASSESSED VALUE		842,407	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		842,407	
TOTAL JUST VALUE		842,407	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		811,879	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2484	MULTIFAM	200	11/22/2011
1471	MULTIFAM	216	11/13/2009

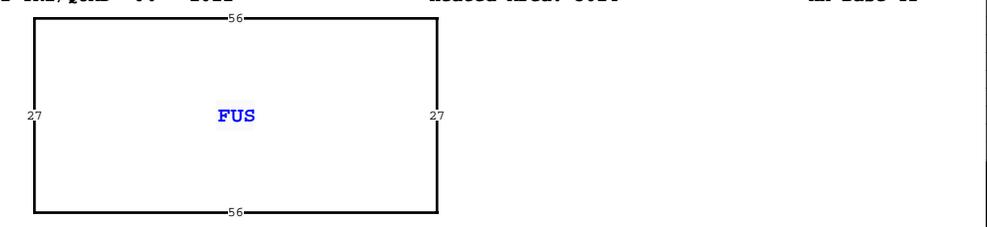
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/2051	11/17/2021	WD	Q	I	01	685,000
GRANTOR: KENT HARRISS CONSTRUC						
GRANTEE: 3R & MG PROPERTIES						
1436/2494	5/05/2021	QC	U	V	11	100
GRANTOR: CYPRESS LANDING HOME0						
GRANTEE: KENT HARRIS CONSTRU						

BUILDING NOTES	

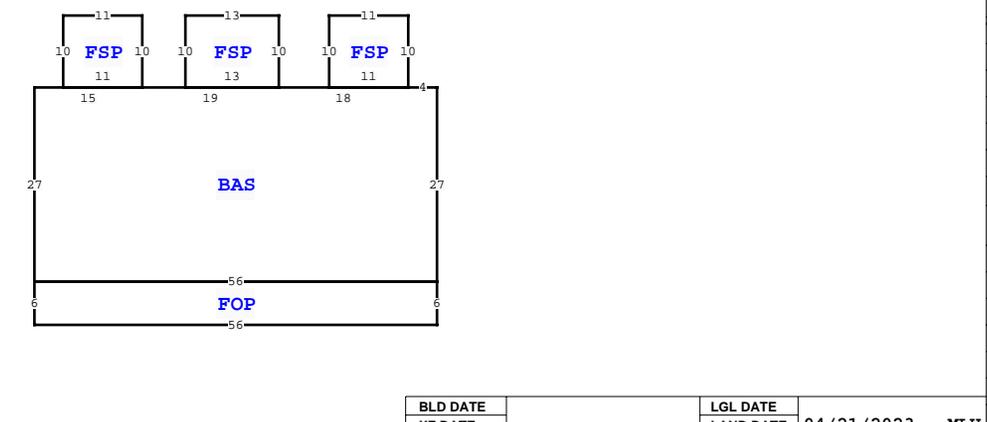
BUILDING DIMENSIONS	
BAS= W4 FSP= N10 W11 S10 E11\$ W18 FSP= N10 W13 S10 E13\$ W19 FSP= N10 W11 S10 E11\$ W15 S27 FOP= S6 E56 N6 W56\$ E56 N27\$ PTR= N30 FUS= N27 W56 S27 E56\$ S30\$ PTR= E30 UDS= N10 W10 S10 E10\$ W30\$.	

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		3 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2800	03	3,265	134.4304	120.99	395,032	2012	2012	0	0	13.00	87.00		



Quality	06	06			
DOR CODE	0800MULTI-FAM <10				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	6417.1200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	159,155
FOP	336	30		101	10,631
FSP	110	40		44	4,632
FSP	110	40		44	4,632
FSP	130	40		52	5,473
FUS	1,512	100		1,512	159,155
TOTALS	3,710			3,265	343,678



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

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

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	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			685,112
TOTAL MARKET OB/XF VALUE			8,295
TOTAL LAND VALUE - MARKET			149,000
TOTAL MARKET VALUE			842,407
SOH/AGL Deduction			0
ASSESSED VALUE			842,407
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			842,407
TOTAL JUST VALUE			842,407
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			811,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/2051	11/17/2021	WD	Q	I	01	685,000
GRANTOR: KENT HARRISS CONSTRUC						
GRANTEE: 3R & MG PROPERTIES						
1436/2494	5/05/2021	QC	U	V	11	100
GRANTOR: CYPRESS LANDING HOME0						
GRANTEE: KENT HARRIS CONSTRU						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W4 FSP= N10 W11 S10 E11\$ W18 FSP= N10 W13 S10 E13\$ W19 FSP= N10 W11 S10 E11\$ W15 S27 FOP= S6 E56 N6 W56\$ E56 N27\$ PTR= N30 FUS= N27 W56 S27 E56\$ S30\$ PTR= E30 W30\$.