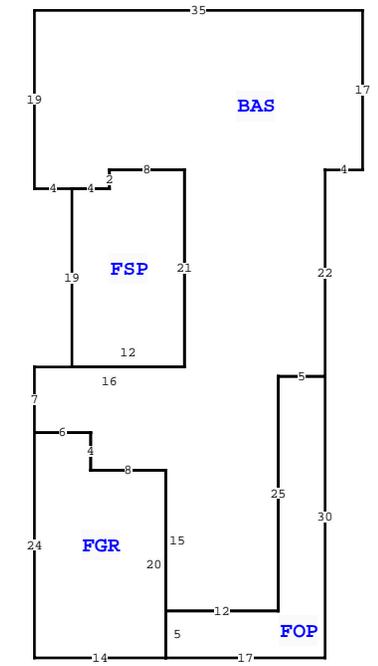


| BUILDING CHARACTERISTICS | |
|--------------------------|----------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 19 COMMON BRK 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 70 |
| Interior Floor | 15 HARDTILE 30 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 2 100 |
| Bathrooms | 2 100 |
| Frame | 01 NONE 100 |
| Stories | 1. 1. 100 |
| Architectual Units | 05 CONV 100 0 100 |
| Condition Adj | 04 04 100 |
| 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 |
| 1 | SINGLE FAM | 100% | - 2020 | | | | | | | | |
| | | | | Heated Area: 1373 | | | HX Base Yr 2020 | | | | |



| Quality | | 06 06 | | | |
|------------------|------------------|--------------------|------|--------------|----------------------|
| DOR CODE | | 0100 SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 06 | | | |
| NEIGHBORHOOD/LOC | | 5417.00 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,373 | 100 | | 1,373 | 164,463 |
| FGR | 304 | 55 | | 167 | 20,004 |
| FOP | 210 | 30 | | 63 | 7,546 |
| FSP | 244 | 40 | | 98 | 11,739 |
| TOTALS | 2,131 | | | 1,701 | 203,752 |

1854 SW PALOMA CT, 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 |
|---------------------------|-------------|-------------|
| VALUATION SUMMARY | | 1 |
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 203,752 |
| TOTAL MARKET OB/XF VALUE | | 612 |
| TOTAL LAND VALUE - MARKET | | 18,500 |
| TOTAL MARKET VALUE | | 222,864 |
| SOH/AGL Deduction | | 81,950 |
| ASSESSED VALUE | | 140,914 |
| TOTAL EXEMPTION VALUE | HX HB SX WX | 106,411 |
| BASE TAXABLE VALUE | | 34,503 |
| TOTAL JUST VALUE | | 222,864 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 221,917 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 1878 | SFR | 370 | 08/03/2000 |

| SALES DATA | | | | | | |
|---------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1382/1156 | 4/10/2019 | WD | Q | I | 01 | 188,000 |
| GRANTOR: JEAN H LEDEW | | | | | | |
| GRANTEE: VICTORIA ESTEP | | | | | | |
| 1112/0463 | 2/27/2007 | WD | Q | I | | 186,500 |
| GRANTOR: CAROLINE B BURKI | | | | | | |
| GRANTEE: JEAN H LEDEW | | | | | | |

| 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 | 100 | 0 | 0 | | 408.00 | UT | 1.50 | | | | 1.50 | 612 |

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W35 S19 E4 FSP= S19 E12 N21 W8 S2 W4\$ E4 N2 E8 S21 W16
S7 FGR= S24 E14 N20 W8 N4 W6\$ E6 S4 E8 S15 FOP= S5 E17 N30 W5
S25 W12\$ E12 N25 E5 N22 E4 N17\$.

| 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 | 100 | | | 0.00 | 104.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |