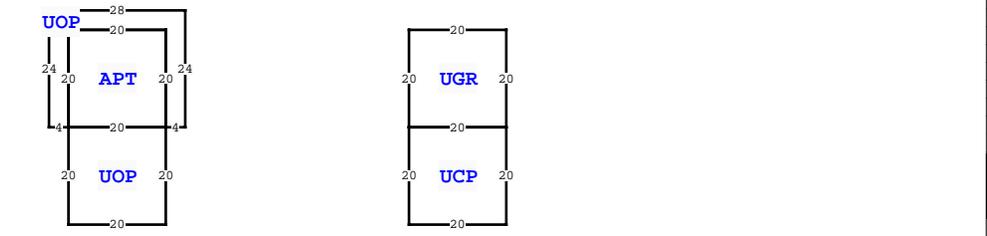


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	3,793	139.5550	159.09	603,428	1992	1992	0	0	0	33.00	67.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	400	100		400	42,636
BAS	504	100		504	53,721
BAS	2,401	100		2,401	255,923
FOP	114	30		34	3,624
FOP	152	30		46	4,903
PTO	285	5		14	1,492
UCP	400	20		80	8,527
UGR	400	45		180	19,186
UOP	272	20		54	5,756
UOP	400	20		80	8,527
TOTALS	5,328			3,793	404,297

1245 SW TROY ST, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	5,259.00	UT	3.00	100	2007	2007	3	100	15,777	
3	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	2,100	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	100	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION													TOTAL OB/XF 19,677											
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		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				404,297	
TOTAL MARKET OB/XF VALUE				19,677	
TOTAL LAND VALUE - MARKET				40,000	
TOTAL MARKET VALUE				463,974	
SOH/AGL Deduction				130,938	
ASSESSED VALUE				333,036	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				281,625	
TOTAL JUST VALUE				463,974	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				462,812	
SALE:5:1: 4 ACRES					
SALE:4:1: 4 ACRES (PAID TOO MUCH)					
SALE:3:1: BAILEY ORIGINALLY SOLD LAND & BOUGHT BAC					
SALE:2:1: (SON)					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
25595	GARAGE	125	03/07/2007		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1091/1786	8/02/2006	WD Q	Q	I		320,000
GRANTOR: WILLIAM & DORCAS SIMM						
GRANTEE: TONY D ANDERSON						
0765/0742	9/23/1992	WD Q	Q	I		88,800
GRANTOR: TRENTON BAILEY						
GRANTEE: WILLIAM L SIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W27 S22 E6 BAS= S24 E21N24 W21S E21 S27 E12 N3 FOP= E19 N6 W19 S6S N6 E19 S9 E18 N46 W18 PTO= N11 W19 S15 E19N4S S4 FOP= W19 S8 E19 N8S S8 W19 N8 W12 N7S PTR= N40 UOP= N20 UOP= E4 N24 W28 S24 E4 N20 E20 S20S APT= N20 W20 S20 E20S W20 S20 E20S S40S PTR= N40 E50 UCP= E20 N20 UGR= N20 W20 S20 E20S W20 S20S S40 W50S.