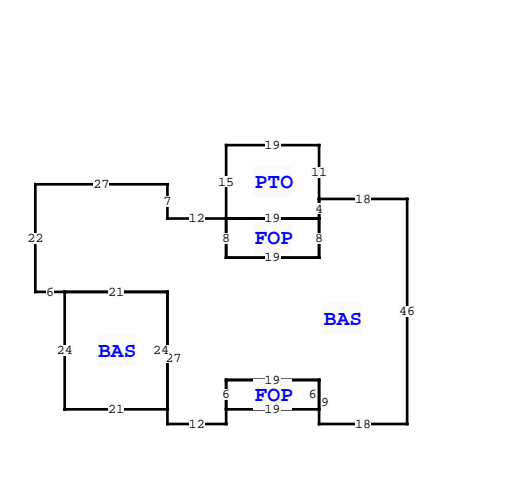
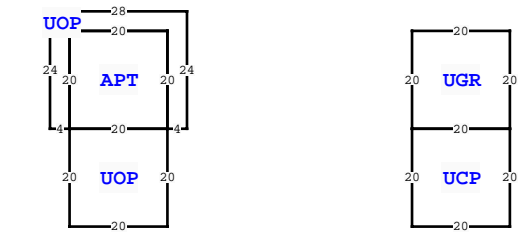




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	156.30	592,846	1992	1992	0	0	33.00	67.00		
1 SINGLE FAM 100% - 2007 Heated Area: 3305 HX Base Yr 2007													



Quality	09	09			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	9416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	400	100		400	41,888
BAS	504	100		504	52,779
BAS	2,401	100		2,401	251,435
FOP	114	30		34	3,560
FOP	152	30		46	4,817
PTO	285	5		14	1,466
UCP	400	20		80	8,378
UGR	400	45		180	18,850
UOP	272	20		54	5,655
UOP	400	20		80	8,378
TOTALS	5,328			3,793	397,207

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	

TOTAL OB/XF 19,677

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		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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		397,207	
TOTAL MARKET OB/XF VALUE		19,677	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		456,884	
SOH/AGL Deduction		123,848	
ASSESSED VALUE		333,036	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		281,625	
TOTAL JUST VALUE		456,884	
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.													