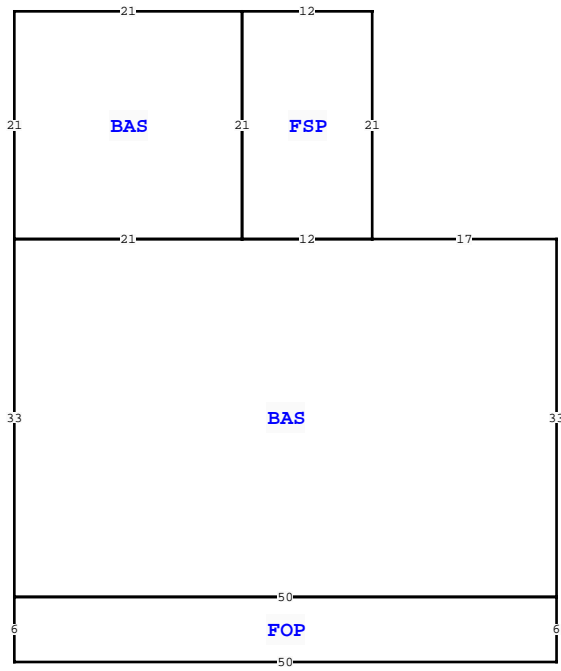


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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	2,282	119.4930	133.83	305,400	1981	1981	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2012 Heated Area: 2091 HX Base Yr 2012													



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		06	9417.0800	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	441	100		441	38,362		
BAS	1,650	100		1,650	143,533		
FOP	300	30		90	7,829		
FSP	252	40		101	8,786		
<b>TOTALS</b>	<b>2,643</b>			<b>2,282</b>	<b>198,510</b>		

294 SE WOODHAVEN ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	198,510		
TOTAL MARKET OB/XF VALUE	5,150		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	222,160		
SOH/AGL Deduction	94,974		
ASSESSED VALUE	127,186		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	75,775		
TOTAL JUST VALUE	222,160		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	222,160		

SALE:1:1: LOT 3 DEERWOOD FOREST UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050073	Roof Replacement	10,000	06/07/2024
39222	MAINT/ALTR	0	01/30/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1223/2632	10/26/2011	WD Q	Q	I	01	115,000
GRANTOR: THADDEUS & SHANNON CR						
GRANTEE: KARI A HILLIARD						
1155/1337	7/25/2008	WD Q	Q	I		140,000
GRANTOR: MITCHELL G & SHELLI J						
GRANTEE: THADDEUS & SHANNON						

EXTRA FEATURES	
L N	OB/XF CODE
1	0190
2	0258
3	0166
4	0296
5	0120

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	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING NOTES	
BAS= W17 FSP= N21 W12 S21 E12\$ W12 BAS= N21 W21 S21 E21\$ W21 S33 FOP= S6 E50 N6 W50\$ E50 N33\$.	

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							