

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 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	3,183	95.7600	107.25	341,377	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2630 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			221,895
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			42,500
TOTAL MARKET VALUE			236,749
SOH/AGL Deduction			124,483
ASSESSED VALUE			112,266
TOTAL EXEMPTION VALUE	WX HX HB	56,411	
BASE TAXABLE VALUE			55,855
TOTAL JUST VALUE			266,395
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,395

Quality		505			
DOR CODE		5000 IMPROVED AG			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC		9617.0100 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100		90	6,274
BAS	270	100		270	18,823
BAS	270	100		270	18,823
BAS	2,000	100		2,000	139,425
FEP	130	80		104	7,250
FOP	70	30		21	1,464
FOP	230	30		69	4,810
FST	260	55		143	9,969
UGR	480	45		216	15,058
TOTALS	3,800			3,183	221,895

EXTRA FEATURES		295 SW MANNING PL, LAKE CITY	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0040	BARN, POLE	0.00
2	0252	LEAN-TO W/	0.00
3	0252	LEAN-TO W/	0.00
4	0166	CONC, PAVMT	0.00
5	0296	SHED METAL	0.00

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0819/2132	4/03/1996	QC	Q	I	01	100
GRANTOR: ALVIRA KING						
GRANTEE: HENRY KING						
0818/2456	1/19/1996	WD	Q	V		10,000
GRANTOR: MICHAEL & ELIZABETH G						
GRANTEE: HENRY KING & SARA G						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N10 BAS= N10 W27 S10 E27\$ W27 S10 E27\$ BAS= W27 UGR= W24 S20 E24 N20\$ S40 E18BAS= S6 E15 N6 W15\$ E32 N4 FEP= E10 N13 W10 S13 \$ N13 FOP= E10 N7 W10 S7\$ N7 FST= E10 N26 W10 S26\$ N16 FOP= N10 W23 S10 E23\$ W23\$.	

L	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	0040	BARN, POLE	0	100	0	0	0	0	0.00	100	1993	1993	3	100	500	
2	0252	LEAN-TO W/	0	100	0	0	0	0	0.00	100	2013	2013	3	100	100	
3	0252	LEAN-TO W/	0	100	0	0	0	0	0.00	100	2013	2013	3	100	100	
4	0166	CONC, PAVMT	0	100	0	0	0	0	0.00	100	2013	2013	3	100	100	
5	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2013	2013	3	100	1,200	

LAND DESCRIPTION		TOTAL OB/XF 2,000																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0			00	0.00	0.00	3.05	AC		1.00	1.00	1.00	280.00	280.00	854							
3	9910	M	MKT. VAL. AG	0			00	0.00	0.00	3.05	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,500							