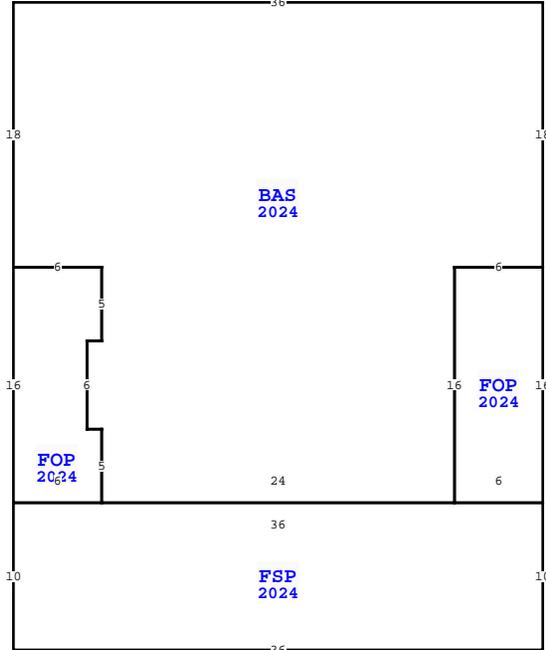


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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
BAS	1,038	100	2024
FOP	90	30	2024
FOP	96	30	2024
FSP	360	40	2024
TOTALS	1,584		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,238	123.1650	137.94	170,770	2023	2023	0	0	2.00	98.00
2 SINGLE FAM 100% - 2024 Heated Area: 1038 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			167,355
TOTAL MARKET OB/XF VALUE			6,700
TOTAL LAND VALUE - MARKET			121,680
TOTAL MARKET VALUE			186,561
SOH/AGL Deduction			10,112
ASSESSED VALUE			176,449
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			125,038
TOTAL JUST VALUE			295,735
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045405	New Residential C	205,000	09/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2059	9/08/2023	WD	U	I	11	100
GRANTOR: BENNER PAULA						
GRANTEE: DAMICO DIANNE						
1463/357	3/31/2022	QC	U	I	11	100
GRANTOR: DAMICO DIANE WAGNER						
GRANTEE: BENNER PAULA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0
2	0021	BARN,FR AE	0	100	0	0	UT	0.00	0.00	100	0
3	0296	SHED METAL	0	100	20	24	UT	0.00	0.00	100	1993

TOTAL OB/XF											
6,700											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	1.00	AC	1.00
2	6200	A	PASTURE 3	0		00	0.00	0.00	12.52	AC	1.00
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	12.52	AC	1.00

BUILDING NOTES											
472 SW MANNING PL, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/07/2026 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=80,10] W36 S18 E6 S5 W1 S6 E1 S5 E24 N16 E6 N18 \$											
FSP=[YR=2024;ORIG=44,44] E36 S10 W36 N10 \$											
FOP=[YR=2024;ORIG=74,28] E6 S16 W6 N16 \$											
FOP=[YR=2024;ORIG=50,28] W6 S16 E6 N5 W1 N6 E1 N5 \$											