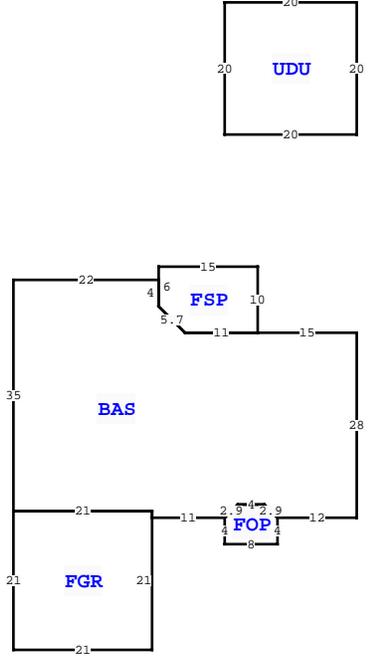


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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	2,140	125.7848	143.39	306,855	1997	1997	0	0	30.10	69.90

1 SINGLE FAM 100% - 2001 Heated Area: 1607 HX Base Yr 2001



Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC					
11416.050	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,607	100		1,607	161,069
FGR	441	55		243	24,356
FOP	44	30		13	1,303
FSP	142	40		57	5,713
UDU	400	55		220	22,051
TOTALS	2,634			2,140	214,492

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	0166	CONC, PAVMT	0	100	0	0	1,342.00	UT	1.50	1.50	100	1997	1997	3	100	2,013	
2	0169	FENCE/WOOD	0	100	0	0	128.00	UT	7.50	7.50	100	1997	1997	3	100	960	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

139 SW NIFTY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			214,492
TOTAL MARKET OB/XF VALUE			8,473
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			257,965
SOH/AGL Deduction			98,043
ASSESSED VALUE			159,922
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			108,511
TOTAL JUST VALUE			257,965
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			257,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11985	SFR	265	12/23/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0899/2501	3/31/2000	WD	Q	I		109,900
GRANTOR: LEE & BARBARA BAKER						
GRANTEE: JAMES & TERESA SCHN						
0839/1332	5/14/1997	WD	Q	I		91,900
GRANTOR: PETE GIEBEIG						
GRANTEE: BAKER						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W15 FSP= N10 W15 S6 D4 R4 E11\$ W11 L4 U4 N4 W22 S35 FGR= S21 E21 N21 W21\$ E21S1 E11 FOP= S4 E8 N4 U2 L2 W4 L2 D2 \$ U2 R2 E4 R2 D2 E12 N28\$ PTR= N30 UDU= N20 W20 S20 E20\$ S30\$.

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							