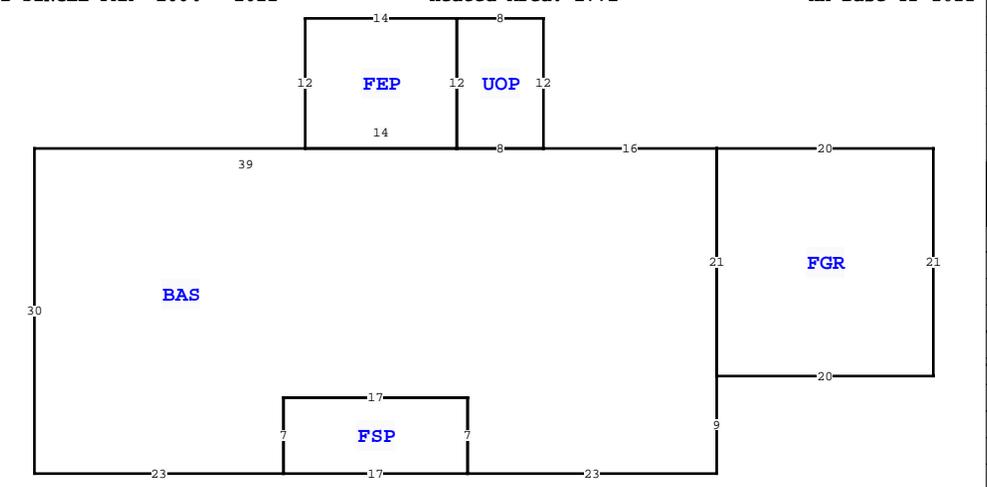


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,203	127.9575	143.31	315,712	2002	2002	0	0	23.00	77.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,771	100		1,771	195,428
FEP	168	80		134	14,787
FGR	420	55		231	25,491
FSP	119	40		48	5,297
UOP	96	20		19	2,097
<b>TOTALS</b>	<b>2,574</b>			<b>2,203</b>	<b>243,098</b>

180 SW WOODVIEW WAY, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		243,098	
TOTAL MARKET OB/XF VALUE		14,864	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		292,962	
SOH/AGL Deduction		39,561	
ASSESSED VALUE		253,401	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		201,990	
TOTAL JUST VALUE		292,962	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,119	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043369	Storage Building	14,000	12/13/2021
18845	SFR	301	10/17/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/2668	8/12/2021	WD	Q	I	01	250,000
GRANTOR: HINCH PATRICIA M						
GRANTEE: RITTMAN BRITT						
1375/2558	12/21/2018	WD	Q	I	01	190,000
GRANTOR: LORETTA M WALTERS						
GRANTEE: PATRICIA M HINCH &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

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	1,696.00	UT	2.00	2.00	100	2002	2002	3	100	3,392	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	2002	2002	3	100	600	
3	0210	GARAGE U	0	100	0	0	1.00	UT	7,488.00	7,488.00	100	2023	2022		100	7,488	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,184.00	2,184.00	100	2023	2022		100	2,184	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W16 W8 W39 S30 E23 N7 E17 S7 E23 N9 N21 \$	
FGR=[ORIG=0,21] E20 N21 W20 S21 \$	
FEP=[ORIG=-24,0] N12 W14 S12 E14 \$	
FSP=[ORIG=-40,30] E17 N7 W17 S7 \$	
UOP=[ORIG=-16,0] N12 W8 S12 E8 \$	

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							