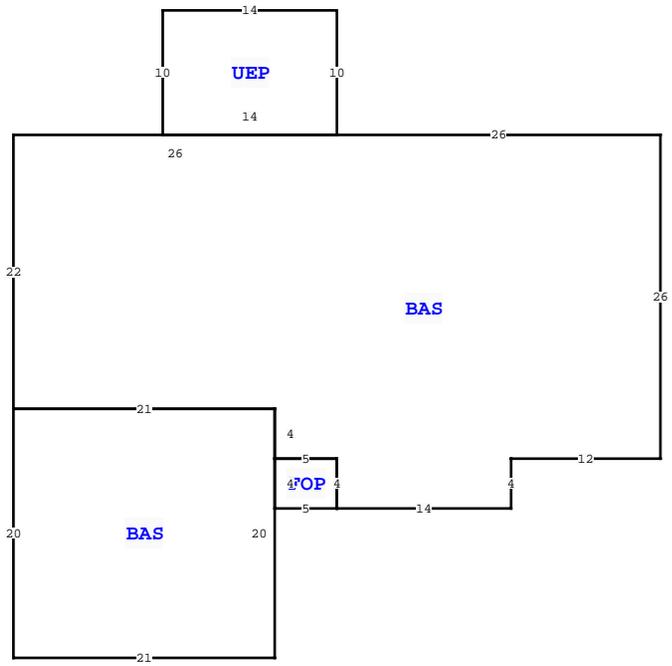


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	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
1	SINGLE FAM	100%	- 1994		Heated Area: 1744					HX Base Yr 1994	



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		11416.040 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	35,981
BAS	1,324	100		1,324	113,426
FOP	20	30		6	514
UEP	140	60		84	7,196
TOTALS	1,904			1,834	157,118

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		2	
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		157,118			
TOTAL MARKET OB/XF VALUE		5,259			
TOTAL LAND VALUE - MARKET		35,000			
TOTAL MARKET VALUE		197,377			
SOH/AGL Deduction		71,144			
ASSESSED VALUE		126,233			
TOTAL EXEMPTION VALUE		HX HB 51,411			
BASE TAXABLE VALUE		74,822			
TOTAL JUST VALUE		197,377			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		199,861			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7011	SFR	32,000	04/06/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0776/0185	6/15/1993	WD	Q	I		69,000
GRANTOR: DDP-NORTH CONST						
GRANTEE: ROBERT W WATSON						

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	1,578.00	UT	1.40	1.40	100	0	0	3	100	2,209	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	1993	1993	3	50	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,600	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

TOTAL OB/XF												5,259					
196 SW EDNA CT, LAKE CITY																	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/03/2025		MLU			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W26 UEP= N10 W14 S10 E14\$ W26 S22 BAS= S20 E21 N20 W21\$ E21 S4 FOP= S4 E5 N4 W5\$ E5 S4 E14 N4 E12 N26 \$.											

LAND DESCRIPTION												TOTAL OB/XF												5,259					
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	35,000.00	35,000.00	35,000												