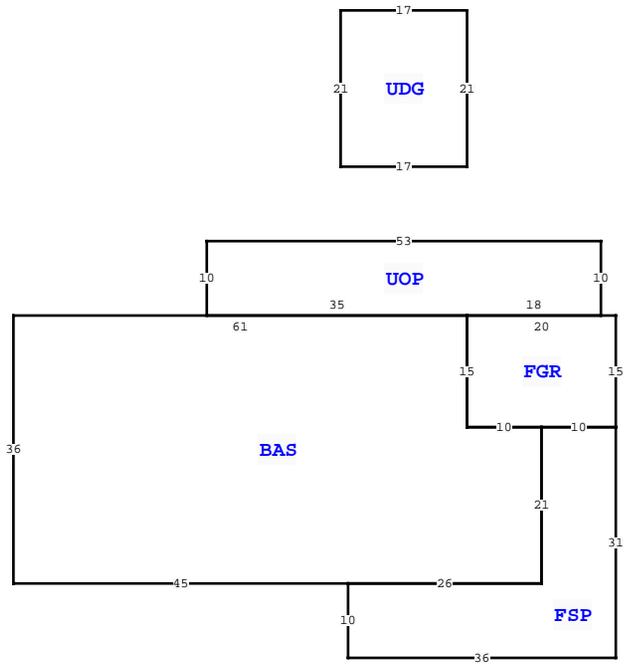


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2.5 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	11416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,406	100		2,406	196,347
FGR	300	55		165	13,465
FSP	570	40		228	18,606
UDG	357	55		196	15,995
UOP	530	20		106	8,650
TOTALS	4,163			3,101	253,065

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,101	112.1000	125.55	389,331	1982	1982	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 2406 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			407,069
TOTAL MARKET OB/XF VALUE			36,513
TOTAL LAND VALUE - MARKET			138,190
TOTAL MARKET VALUE			452,969
SOH/AGL Deduction			118,675
ASSESSED VALUE			334,294
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			282,883
TOTAL JUST VALUE			581,772
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			584,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37812	STORAGE	604	03/01/2019
30734	POOL	240	01/22/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	75	1993	1993	3	75	810	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	50	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	100	
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	50	
6	0280	POOL R/CON	0	100	0	0	585.00	UT	70.00	100	2013	2013	3	74	30,303	
7	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	800	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	400	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	300	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	2,500	

TOTAL OB/XF													
36,513													
474 SW OAK HILL CT, LAKE CITY													
BLD DATE		LGL DATE		04/09/2025		MLU							
XF DATE		LAND DATE											
INC DATE		AG DATE											

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W61 S36 E45 FSP= S10 E36 N31 W10 S21 W26 E26 N21 FGR= E10 N15 W20 S15 E10 W10 N15 UOP= E18 N10 W53 S10 E35 PTR=N20 UDG= N21 W17S21 E17 S20 S.													

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	DPTH 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	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	19.17	AC		1.00	1.00	1.00	281.00	281.00	5,387							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	19.17	AC		1.00	1.00	1.00	7,000.00	7,000.00	134,190							

