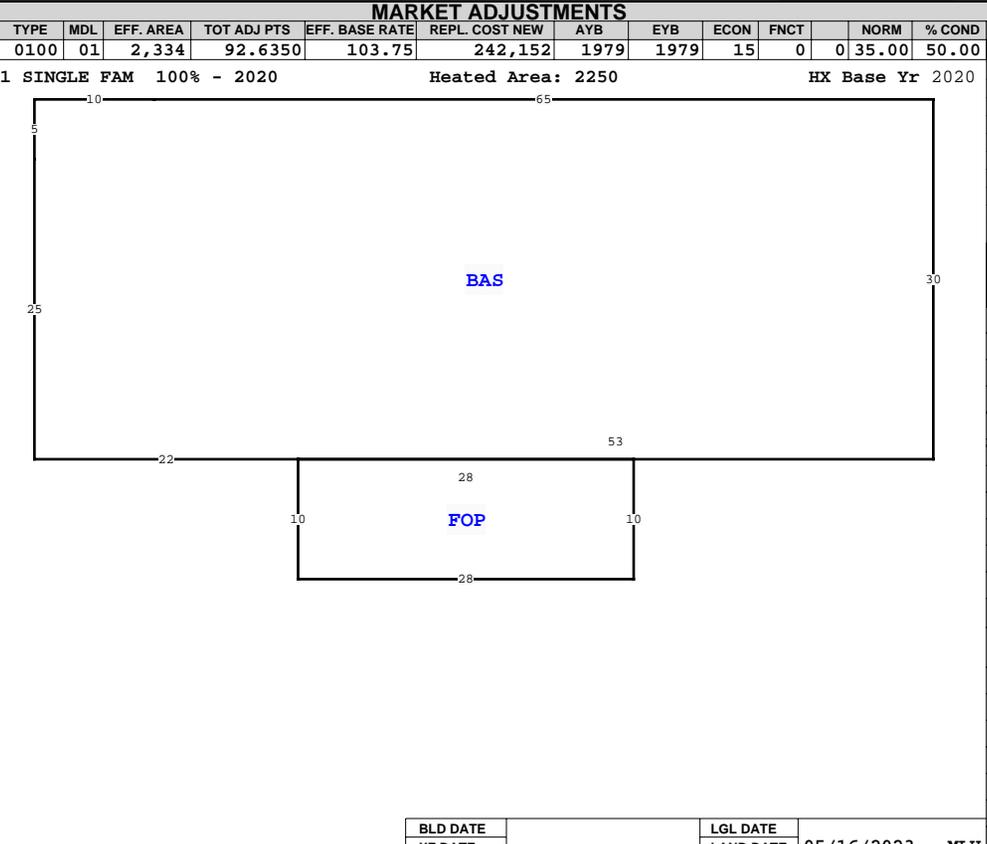


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
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	01
NEIGHBORHOOD/LOC	12415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,250	100	
FOP	280	30	
TOTALS	2,530		

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%	- 2020		Heated Area: 2250					HX Base Yr	2020



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	121,076			
TOTAL MARKET OB/XF VALUE	30,905			
TOTAL LAND VALUE - MARKET	167,040			
TOTAL MARKET VALUE	165,496			
SOH/AGL Deduction	46,038			
ASSESSED VALUE	119,458			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	68,047			
TOTAL JUST VALUE	319,021			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	319,021			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049902	Swimming Pool and	70,000	05/21/2024
40645	ELECTRICAL	0	09/30/2020
7952	M H	100	01/06/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/2131	10/15/2019	WD	U	I	37	120,000
GRANTOR: JOHN TERRACE BUICE &						
GRANTEE: JOANTHAN A & ASHLEY						
1396/2129	10/10/2019	PR	U	I	11	100
GRANTOR: JOHN TERRACE BUICE PR						
GRANTEE: JOANTHAN A & ASHLEY						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	1979	1979	3	100	200	
2	0166	CONC,PAVMT	0	100	20	30	600.00	UT	1.40	1.40	100	0	0	3	100	840	
3	0080	DECKING	0	100	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0020	BARN,FR	0	100	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	
7	0166	CONC,PAVMT	0	100	7	39	273.00	UT	5.00	5.00	100	2023	2022		100	1,365	
8	0060	CARPORT F	0	100	0	0	1.00	UT	19,900.00	19,900.00	100	2023	2022		100	19,900	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/16/2023	MLU

BUILDING NOTES														
400 SW JAFUS AVE, LAKE CITY														

BUILDING DIMENSIONS														
BAS=[ORIG=0,0] W65 W10 S5 S25 E22 E53 N30 \$														
FOP=[ORIG=-53,30] S10 E28 N10 W28 \$														

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	0110	C	SFR RURAL	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	26.84	AC		1.00	1.00	1.00	280.00	280.00	7,515							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	26.84	AC		1.00	1.00	1.00	6,000.00	6,000.00	161,040							