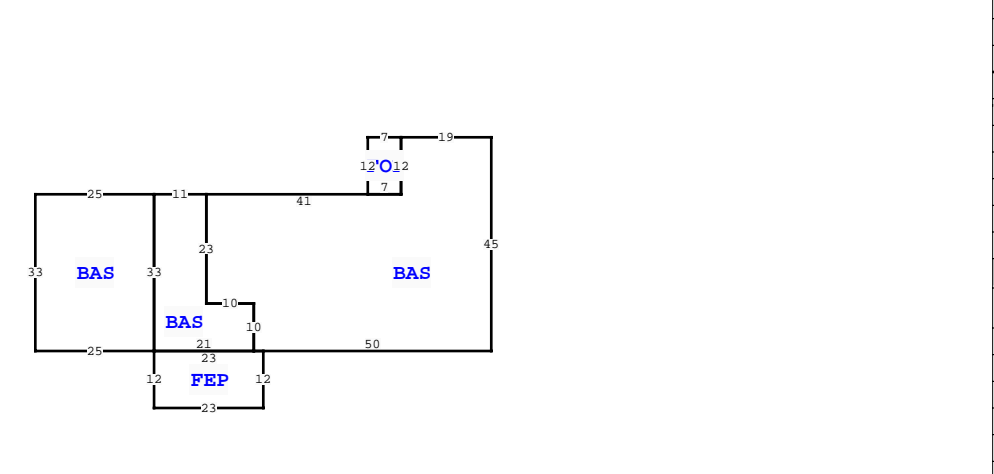
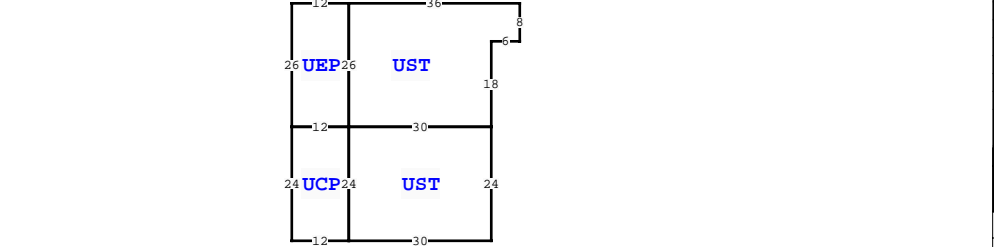




ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 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	4,584	110.6750	123.96	568,233	1989	1989	0	0	35.00	65.00	

1 SINGLE FAM 100% - 2019 Heated Area: 3396 HX Base Yr 2019



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	463	100		463	37,305
BAS	825	100		825	66,474
BAS	2,108	100		2,108	169,850
FEP	276	80		221	17,807
FOP	84	30		25	2,014
UCP	288	20		58	4,674
UEP	312	60		187	15,068
UST	720	45		324	26,106
UST	828	45		373	30,054
<b>TOTALS</b>	<b>5,904</b>			<b>4,584</b>	<b>369,351</b>

897 SW JAFUS AVE, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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	0180	FPLC 1STRY	0	100	0	0	0	1.00	UT 2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	0	1.00	UT 0.00	0.00	100	2005	2005	3	100	600	
3	0020	BARN,FR	0	100	0	0	0	1.00	UT 0.00	0.00	100	2005	2005	3	100	1,200	
4	0252	LEAN-TO W/	0	100	0	0	0	1.00	UT 0.00	0.00	100	2016	2016	3	100	200	
5	0031	BARN,MT AE	0	100	0	0	0	1.00	UT 0.00	0.00	100	2016	2016	3	100	3,500	
6	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 2,500.00	2,500.00	100	2024	2023		100	2,500	
7	0294	SHED WOOD/	0	100	0	0	0	1.00	UT 2,500.00	2,500.00	100	2024	2023		100	2,500	

TOTAL OB/XF 12,500

LAND DESCRIPTION																								
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	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	21.61	AC		1.00	1.00	1.00	8,000.00	8,000.00	172,880							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			369,351
TOTAL MARKET OB/XF VALUE			12,500
TOTAL LAND VALUE - MARKET			180,880
TOTAL MARKET VALUE			562,731
SOH/AGL Deduction			239,220
ASSESSED VALUE			323,511
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			272,100
TOTAL JUST VALUE			562,731
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			562,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/1899	7/02/2018	WD	U	I	11	100
GRANTOR: FLORA CONNER WINGARD						
GRANTEE: LAWRENCE M & AUTUMN						
1363/2424	7/02/2018	WD	Q	I	01	304,500
GRANTOR: FLORA CONNER WINGARD						
GRANTEE: LAWRENCE M & AUTUMN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W19 S12 W41 S23 E10 S10 E50 N45 \$
UST=[ORIG=0,-54] N18 E6 N8 W36 S26 E30 \$
BAS=[ORIG=-71,12] W25 S33 E25 N33 \$
UST=[ORIG=0,-30] N24 W30 S24 E30 \$
BAS=[ORIG=-60,12] W11 S33 E21 N10 W10 N23 \$
UEP=[ORIG=-30,-80] W12 S26 E12 N26 \$
UCP=[ORIG=-30,-54] W12 S24 E12 N24 \$
FEP=[ORIG=-71,45] S12 E23 N12 W23 \$
POP=[ORIG=-19,0] W7 S12 E7 N12 \$