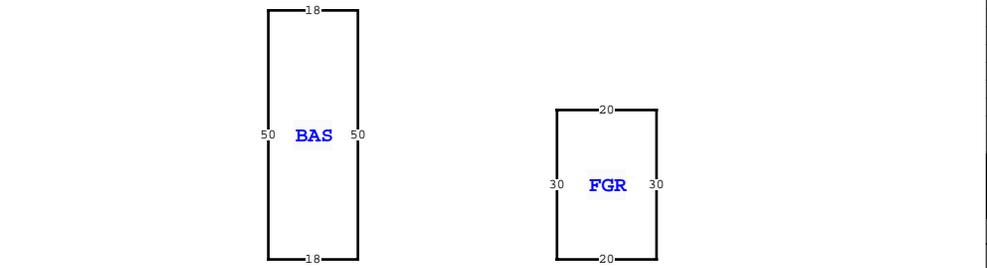




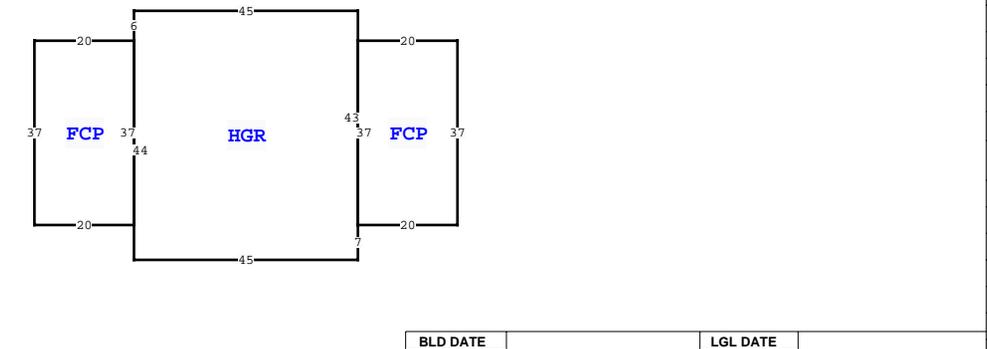
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,612	132.5280	148.43	387,699	1996	1996	0	0	29.00	71.00		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		275,266	
TOTAL MARKET OB/XF VALUE		10,206	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		320,472	
SOH/AGL Deduction		90,924	
ASSESSED VALUE		229,548	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		178,137	
TOTAL JUST VALUE		320,472	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,349	



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	12416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100		900	94,847
FCP	740	25		185	19,497
FCP	740	25		185	19,497
FGR	600	55		330	34,777
HGR	2,250	45		1,012	106,650
TOTALS	5,230			2,612	275,266



PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048034	Roof Replacement	29,950	09/05/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/2577	6/30/2017	WD	U	I	12	199,000
GRANTOR: COLUMBIA BANK						
GRANTEE: RANDOLPH M GAISS						
1329/0058	1/11/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: COLUMBIA BANK						

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	41	44	1,804.00	UT	1.50	1.50	100	2013	2013	3	100	2,706	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	7,500	

TOTAL OB/XF														10,206			
BLD DATE														LGL DATE			
XF DATE														LAND DATE			
INC DATE														AG DATE			
280 SW VOYAGER CT, LAKE CITY														04/14/2026 MLU			

BUILDING NOTES													

BUILDING DIMENSIONS													
HGR= W45 S6 FCP= W20 S37 E20 N37\$ S44 E45 N7 FCP= E20 N37 W20 S37\$ N43\$ PTR= N30 BAS= N50 W18 S50 E18\$ S30\$ PTR= N30 E40 FGR= E20 N30 W20 S30\$ S30 W40\$.													

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	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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000										