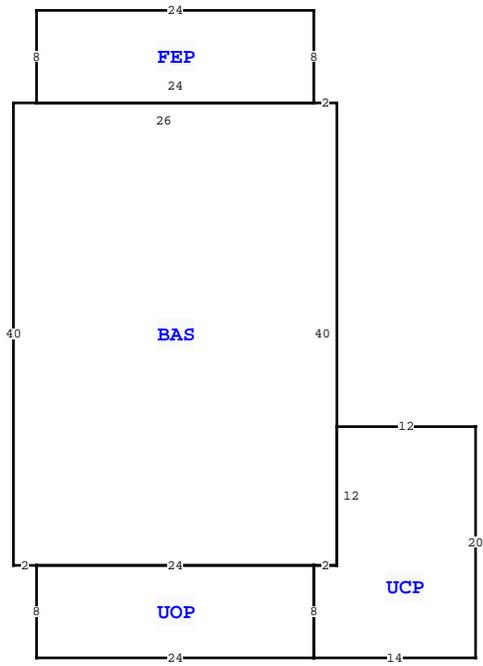


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK | 90 |
| Exterior Wall | 04 | SINGLE SID | 10 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 01 | MINIMUM | 100 |
| Interior Wall | 05 | DRYWALL | 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 | | 1 | 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 | 03 | 03 | |
| DOR CODE | 5000 | IMPROVED | AG |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 12517.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,120 | 100 | |
| FEP | 192 | 80 | |
| UCP | 256 | 20 | |
| UOP | 192 | 20 | |
| TOTALS | 1,760 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,363 | 95.4900 | 108.86 | 148,376 | 1950 | 1950 | 0 | 0 | 35.00 | 65.00 |
| 1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 3 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 96,444 | | | |
| TOTAL MARKET OB/XF VALUE | 974 | | | |
| TOTAL LAND VALUE - MARKET | 53,000 | | | |
| TOTAL MARKET VALUE | 112,198 | | | |
| SOH/AGL Deduction | 5,923 | | | |
| ASSESSED VALUE | 106,275 | | | |
| TOTAL EXEMPTION VALUE | 0 | | | |
| BASE TAXABLE VALUE | 106,275 | | | |
| TOTAL JUST VALUE | 150,418 | | | |
| NCON VALUE | 0 | | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | 145,726 | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|-------|------------|
| 000042933 | Roof Replacement | 4,363 | 10/08/2021 |
| 30820 | M H | 578 | 03/05/2013 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1521/1631 | 7/23/2024 | LE U | V | V | 14 | 100 |
| GRANTOR: FLANAGAN BRENDA GAYE | | | | | | |
| GRANTEE: FLANAGAN BRENDA W L | | | | | | |
| 1213/1616 | 4/21/2011 | WD U | I | I | 11 | 100 |
| GRANTOR: KATHLEEN D & GERALD W | | | | | | |
| GRANTEE: BRENDA GAYE WOOD FL | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | BLD DATE | | LGL 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 | INC DATE | LAND DATE | AG DATE | MLU | | |
| 1 | 0210 | GARAGE U | 0 | 0 | 18 | 21 | 378.00 | UT | 0.99 | 100 | 0 | 0 | 3 | 100 | 374 | | | 05/06/2026 | | MLU | | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 200 | | | | | | | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 200 | | | | | | | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 200 | | | | | | | |
| TOTALS | | | | | | | | | | | | 1,760 | | 1,363 | | 96,444 | | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 4409 SE HIGH FALLS RD, LAKE CITY | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W2 FEP= N8 W24 S8 E24\$W26 S40 E2 UOP= S8 E24 N8 W24\$ E24 UCP= S8 E14 N20 W12 S12 W2\$ E2 N40\$. | | | | | | | | | | | |

| 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 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 13,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 1,780 | | | | | | | |
| 3 | 9910 | M | MKT. VAL. AG | 0 | | A-1 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 40,000 | | | | | | | |