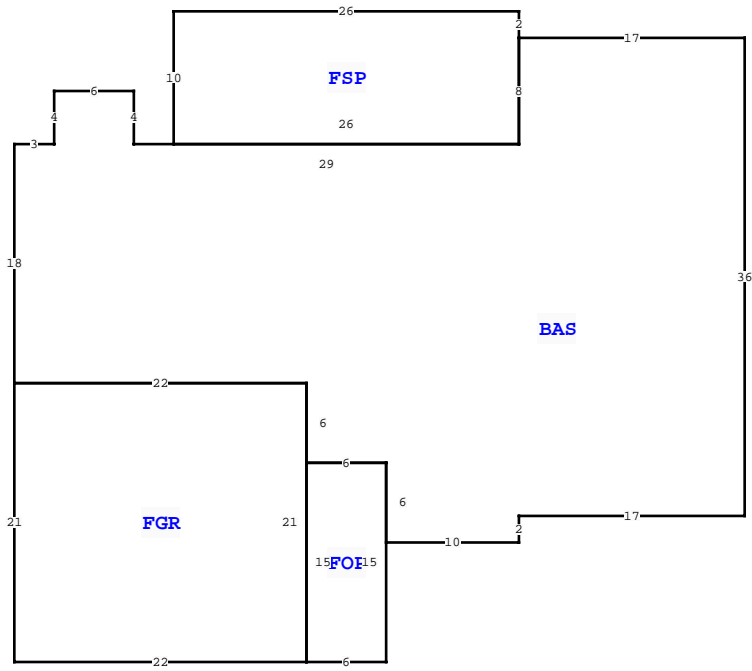


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	13416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,476	100	
FGR	462	55	
FOP	90	30	
FSP	260	40	
TOTALS	2,288		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,861	130.7691	146.46	272,562	1990	1990	0	0	35.00	65.00
1 SINGLE FAM 100% - 2016 Heated Area: 1476 HX Base Yr 2016											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			177,165
TOTAL MARKET OB/XF VALUE			56,734
TOTAL LAND VALUE - MARKET			53,200
TOTAL MARKET VALUE			287,099
SOH/AGL Deduction			79,482
ASSESSED VALUE			207,617
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			156,206
TOTAL JUST VALUE			287,099
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10075	POOL	105	08/15/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0804	9/29/2015	WD Q	Q	I	01	162,000
GRANTOR: JEFFERY C & PENNIE R						
GRANTEE: ADETOKUNBO O AWOJUL						
0796/0554	9/27/1994	WD Q	Q	V		7,000
GRANTOR: JOE BULLARD ETAL						
GRANTEE: JEFFERY C & PENNIE						

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	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
3	0282	POOL ENCL	0	100	26	988.00	UT	15.00	15.00	100	2009	2009	3	40	5,928	
4	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100				3	100	7,000
5	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
6	0120	CLFENCE 4	0	100	0	300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350	
7	0294	SHED WOOD/	0	100	8	96.00	UT	7.50	7.50	100	1993	1993	3	100	720	
8	0166	CONC, PAVMT	0	100	35	700.00	UT	2.00	2.00	100	1993	1993	3	100	1,400	
9	0030	BARN, MT	0	0	40	2,000.00	UT	12.00	12.00	100	2006	2006	3	100	24,000	

TOTAL OB/XF												56,734												
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	28,000.00	25,200.00	25,200							
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

BUILDING NOTES											
643 SW CHRIS TER, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/20/2023 MLU											

BUILDING DIMENSIONS											
BAS= W17 FSP= N2 W26 S10 E26 N8\$ S8 W29 N4 W6 S4 W3 S18 FGR= S21 E22 N21 W22\$ E22 S6 FOP= S15 E6 N15 W6\$ E6 S6 E10N2 E17 N36\$.											