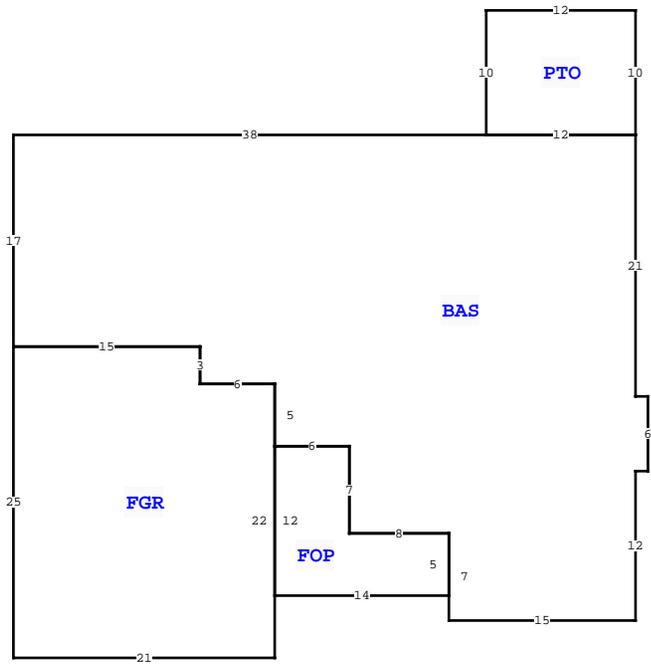


WD 1407-1882,

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND		
0100	01	1,691	120.3930	134.84	228,014	2020	2020	0	0	1	5.00	94.00		
1 SINGLE FAM 100% - 2021 Heated Area: 1372 HX Base Yr 2021														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		214,333	
TOTAL MARKET OB/XF VALUE		11,257	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		260,590	
SOH/AGL Deduction		82,352	
ASSESSED VALUE		178,238	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		121,827	
TOTAL JUST VALUE		260,590	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,870	

Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	13416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100		1,372	173,900
FGR	507	55		279	35,363
FOP	112	30		34	4,310
PTO	120	5		6	760
TOTALS	2,111			1,691	214,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044178	Storage Building	12,000	04/14/2022
38481	SFR	733	08/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/1882	3/06/2020	WD Q	Q	I	01	206,100

GRANTOR: AMELIA LANDINGS INC
GRANTEE: DON & LESLIE CADMUS

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	0	0		781.00	UT 2.25	100	2020	2020	3	100	1,757	
2	0030	BARN, MT	0	100	0	0		1.00	UT 9,500.00	100	2023	2022		100	9,500	

TOTAL OB/XF														
11,257														
192 SW BEACON WAY, LAKE CITY														
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/14/2026		MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W38 S17 FGR= S25 E21 N22 W6 N3 W15\$ E15 S3 E6 S5 FOP= S12 E14 N5 W8 N7 W6 \$ E6 S7 E8 S7 E15 N12 E1 N6 W1 N21 PTO= N10 W12 S10 E12\$ W12\$.													

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							