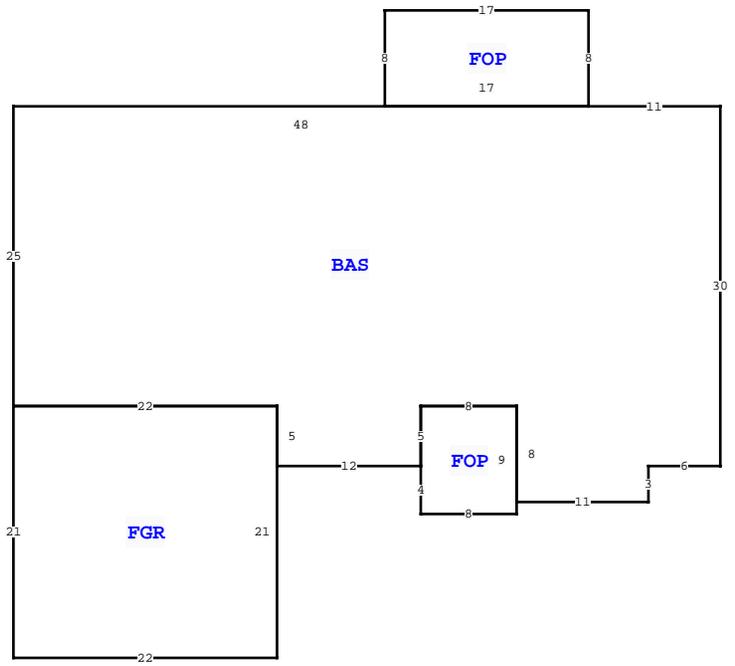


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	32 HARDIE BRD 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 80				
Interior Floor	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectual Units	05 CONV 100				
Condition Adj	04 04 100				
Quality	07 07				
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	1,653	100		1,653	238,419
FGR	462	55		254	36,635
FOP	72	30		22	3,173
FOP	136	30		41	5,914
TOTALS	2,323			1,970	284,140

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2023									
			Heated Area: 1653				HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			284,140
TOTAL MARKET OB/XF VALUE			3,400
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			322,540
SOH/AGL Deduction			14,699
ASSESSED VALUE			307,841
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			256,430
TOTAL JUST VALUE			322,540
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			325,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36839	SFR	829	06/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/2680	9/19/2022	WD Q	Q	I	01	330,000
GRANTOR: WOODS ERIC						
GRANTEE: TOMPKINS-CORDERO AM						
1362/0342	6/08/2018	WD Q	Q	V	03	17,000
GRANTOR: AMELIA LANDING INC						
GRANTEE: ERIC & REBECCA WOOD						

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			2.00	100	2018	2018	3	100	3,400	

TOTAL OB/XF													3,400					
215 SW BEACON WAY, LAKE CITY													BLD DATE		LGL DATE		04/14/2026	MLU
													XF DATE		LAND DATE			
													INC DATE		AG DATE			

BUILDING NOTES												
BAS= W11 FOP= N8 W17 S8 E17\$ W48 S25 FGR= S21 E22 N21 W22\$ E22 S5 E12 FOP= S4 E8 N9 W8 S5\$ N5 E8 S8 E11 N3 E6 N30\$.												

BUILDING DIMENSIONS												
BAS= W11 FOP= N8 W17 S8 E17\$ W48 S25 FGR= S21 E22 N21 W22\$ E22 S5 E12 FOP= S4 E8 N9 W8 S5\$ N5 E8 S8 E11 N3 E6 N30\$.												

LAND DESCRIPTION													TOTAL OB/XF													3,400				
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													