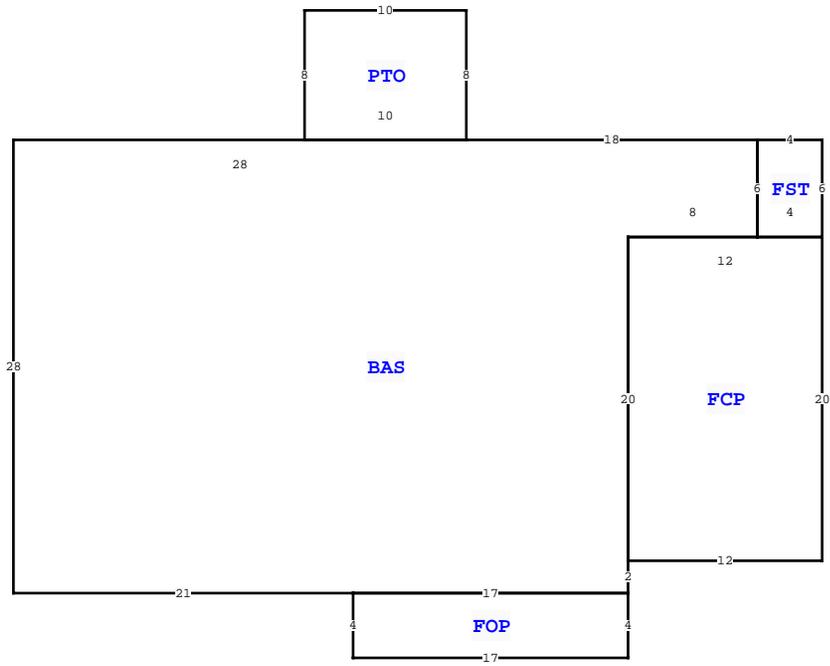




ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,209	122.7200	139.90	169,139	2003	2003	0	0	27.50	72.50		
1 SINGLE FAM 100% - 2005 Heated Area: 1112 HX Base Yr 2005													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	13416.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100		1,112	112,788
FCP	240	25		60	6,086
FOP	68	30		20	2,029
FST	24	55		13	1,319
PTO	80	5		4	406
TOTALS	1,524			1,209	122,626

2955 SW SISTERS WELCOME RD, LAKE CITY

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	12 54	648.00	UT	2.00	2.00	100	2003	2003	3	100	1,296	
2	0294	SHED WOOD/	0 100	0 0	1.00	UT	800.00	800.00	50	2009	2009	3	50	400	
3	0070	CARPORT UF	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
4	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

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	100		00	273.00	80.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			122,626
TOTAL MARKET OB/XF VALUE			2,296
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			147,422
SOH/AGL Deduction			53,380
ASSESSED VALUE			94,042
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			42,631
TOTAL JUST VALUE			147,422
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			139,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054823	Roof Replacement	10,925	01/14/2026
20505	SFR	219	03/12/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1012/0286	4/07/2004	WD Q	Q	I		79,000
GRANTOR: DARBY ROGERS COMPANY						
GRANTEE: LIVENGOOD						
0975/2612	2/06/2003	WD Q	Q	V		8,900
GRANTOR: COLUMBIA SERVICE COMP						
GRANTEE: DARBY ROGERS COMPAN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 PTO= N8 W10 S8 E10\$ W28 S28 E21 FOP= S4 E17 N4 W17\$ E17 N2 FCP= E12 N20 W12 S20\$ N20 E8 FST= E4 N6 W4 S6\$ N6\$.	