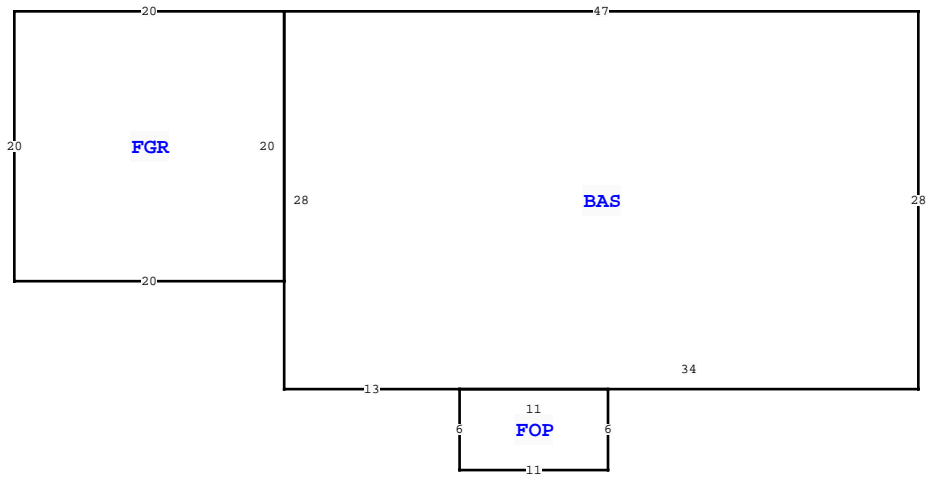


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,316	100	
FGR	400	55	
FOP	66	30	
TOTALS	1,782		

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%	- 2010		202,296	2006	2006	0	0	23.75	76.25
Heated Area: 1316											
HX Base Yr 2010											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			154,251
TOTAL MARKET OB/XF VALUE			2,945
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			179,196
SOH/AGL Deduction			59,048
ASSESSED VALUE			120,148
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			68,737
TOTAL JUST VALUE			179,196
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			174,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24599	SFR	484	06/06/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1170/2659	4/08/2009	WD Q	Q	I	01	136,000
GRANTOR: PRIMACY CLOSING CORPO						
GRANTEE: MCGEE CARLTON T						
1170/2657	4/08/2009	WD Q	Q	I	01	139,500
GRANTOR: ROBERT A DICKSON						
GRANTEE: PRIMACY CLOSING COR						

EXTRA FEATURES		2709 SE COUNTY ROAD 245 , 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	0	0			3.00	100	2006	2006	3	100	2,895	
2	0258	PATIO	0	100	0	0			0.00	100	2013	2013	3	100	50	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/08/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W47 FGR= W20 S20 E20 N20\$ S28 E13 FOP= S6 E11 N6 W11\$ E34 N28\$.	

LAND DESCRIPTION		TOTAL OB/XF										2,945												
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							