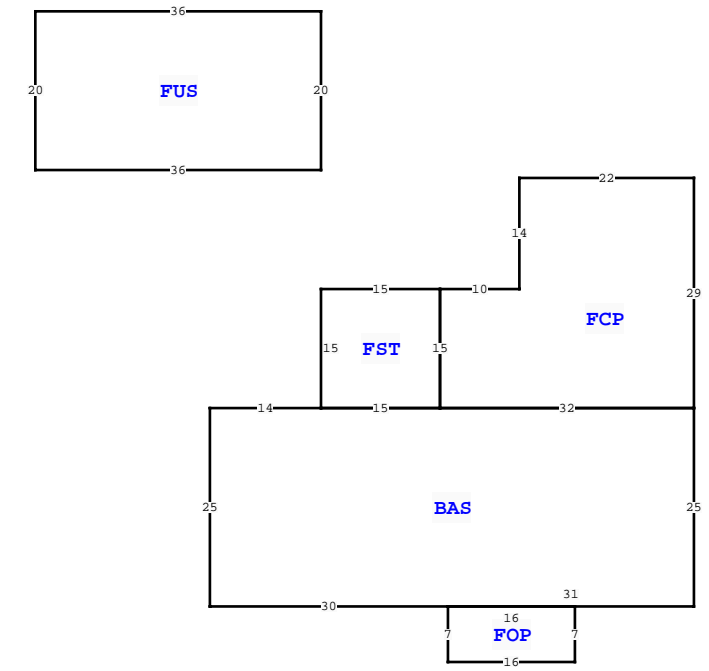


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	2,600	71.7696	80.38	208,988	1974	1974	0	0	25	35.00	40.00		
1 SINGLE FAM 0% - 2023 Heated Area: 2245 HX Base Yr														



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	14516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,525	100		1,525	49,032
FCP	788	25		197	6,334
FOP	112	30		34	1,093
FST	225	55		124	3,987
FUS	720	100		720	23,150
TOTALS	3,370			2,600	83,595

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		83,595	
TOTAL MARKET OB/XF VALUE		10,919	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		159,514	
SOH/AGL Deduction		549	
ASSESSED VALUE		158,965	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		158,965	
TOTAL JUST VALUE		159,514	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		144,514	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11855	POOL	113	11/13/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/2257	9/19/2025	QC	U	I	11	100
GRANTOR: SEETARAM WENDY						
GRANTEE: SEETARAM KISHORE						
1466/1487	5/04/2022	WD	Q	I	01	95,000
GRANTOR: COLE JOHN L III						
GRANTEE: EAST WEST 6683, LLC						

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	20	1996	1996	3	20	7,168	
3	0166	CONC, PAVMT	0	0	0	0	772.00	UT	1.50	1.50	100	1996	1996	3	100	1,158	
4	0166	CONC, PAVMT	0	0	0	0	308.00	UT	2.25	2.25	100	2009	2009	3	100	693	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

TOTAL OB/XF														10,919			
BLD DATE														LGL DATE			
XF DATE														LAND DATE			
INC DATE														AG DATE			
1344 SW OLD WIRE RD, LAKE CITY														05/06/2026 MLU			

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W14 S25 E30 FOP= S7 E16N7 W16\$ E31 N25 FCP= N29 W22 S14 W10 S15 E32\$ W32 FST= N15 W15 S15 E15\$ W15\$ PTR=N30 FUS= N20 W36 S20 E36\$ S30\$.													

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	39,000							