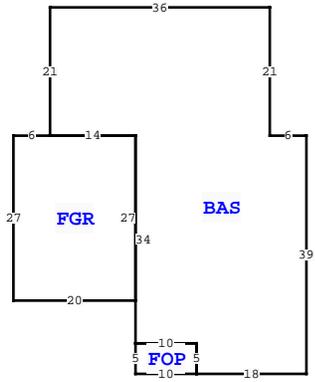
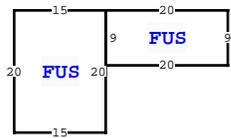


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNLPLK 50	
Interior Floor	15	HARDTILE 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.5	1.5 100	
Architectual Units	05	CONV 100	
Condition Adj	04	04 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	10318.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,798	100	
FGR	540	55	
FOP	50	30	
FUS	180	100	
FUS	300	100	
TOTALS	2,868		

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%	- 2022		417,767	1987	1987	0	0	35.00	65.00
				Heated Area:	2278			HX Base Yr	2022		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	271,549		
TOTAL MARKET OB/XF VALUE	23,967		
TOTAL LAND VALUE - MARKET	8,137		
TOTAL MARKET VALUE	303,653		
SOH/AGL Deduction	49,406		
ASSESSED VALUE	254,247		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	202,836		
TOTAL JUST VALUE	303,653		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	298,888		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16926	REMODEL	0	05/04/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/2439	10/13/2021	WD	Q	I	01	360,000

GRANTOR: PAUL GORDON SCOTT
GRANTEE: PETERSON DAVID M
1405/0976 2/11/2020 WD U I 11 100
GRANTOR: SCOTT PAUL
GRANTEE: GORDON SCOTT & ROBI

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	0294	SHED WOOD/	0	100	10	24	480.00	UT	3.50	3.50	100	1993	1993	3	100	1,680	
2	0166	CONC,PAVMT	0	100	0	0	1,800.00	UT	1.50	1.50	50	1993	1993	3	50	1,350	
3	0280	POOL R/CON	0	100	0	0	624.00	UT	35.00	35.00	30	2000	2000	3	30	6,552	
4	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0282	POOL ENCL	0	100	30	51	1,530.00	UT	15.00	15.00	30	2000	2000	3	30	6,885	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0060	CARPORT F	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2021		100	300	
8	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	

227 NE CARNATION PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W36 S21 E14 S34 E10 S5 E18 N39 W6 N21 \$			
FGR=[ORIG=-36,21] W6 S27 E20 N27 W14 \$			
FUS=[ORIG=-20,-26] N20 W15 S20 E15 \$			
FOP=[ORIG=-22,55] S5 E10 N5 W10 \$			
FUS=[ORIG=0,-46] W20 S9 E20 N9 \$			

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	114.00	148.00	0.39	AC		1.00	1.00	1.00	10,300.00	10,300.00	4,017							
2	0200	C	MBL HM	100		00	114.00	148.00	0.40	AC		1.00	1.00	1.00	10,300.00	10,300.00	4,120							