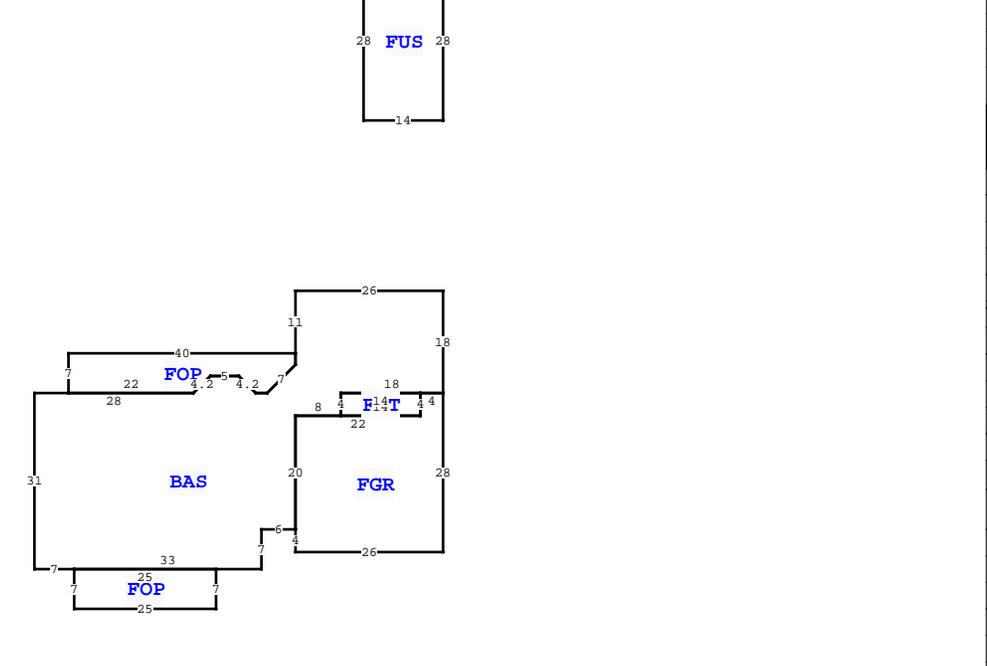


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 80				
Exterior Wall	19 COMMON BRK 20				
Roof Structure	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	15 HARDTILE 10				
Air Condition	03 CENTRAL 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	03 03 100				
Kitchen Adjus	01 01 100				
Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	15416.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,921	100		1,921	166,981
FGR	640	55		352	30,597
FOP	175	30		52	4,520
FOP	244	30		73	6,345
FST	56	55		31	2,695
FUS	392	100		392	34,074
TOTALS	3,428			2,821	245,213

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,821	114.8364	130.91	369,297	1997	1997	0	0	33.60	66.40

1 SINGLE FAM 100% - 1998 Heated Area: 2313 HX Base Yr 1998



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	245,213		
TOTAL MARKET OB/XF VALUE	2,496		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	282,709		
SOH/AGL Deduction	92,493		
ASSESSED VALUE	190,216		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	138,805		
TOTAL JUST VALUE	282,709		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	282,774		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12720	SFR	375	07/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0830/2514	11/15/1996	WD	Q	I		20,000
GRANTOR: BLONDINA STEVENS						
GRANTEE: LAWRENCE H & JENNIF						

EXTRA FEATURES 307 SW BLACKPINE TER, 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	1,664.00	UT	1.50	1.50	100	1997	1997	3	100	2,496	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 S11 FOP= W40 S7 E22 U3 R3 E5 R3 D3 E2 R5 U5 N2\$ S2 D5 L5 W2 U3 L3 W5 L3 D3 W28 S31 E7 FOP= S7 E25N7 W25\$ E33 N7 E6 FGR= S4 E26N28 W4 S4 W22 S20\$ N20 E8 FST= E14 N4 W14 S4\$ N4 E18 N18\$ PTR= N30 FUS= N28 W14 S28 E14\$ S30\$.	

LAND DESCRIPTION		TOTAL OB/XF 2,496																						
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							