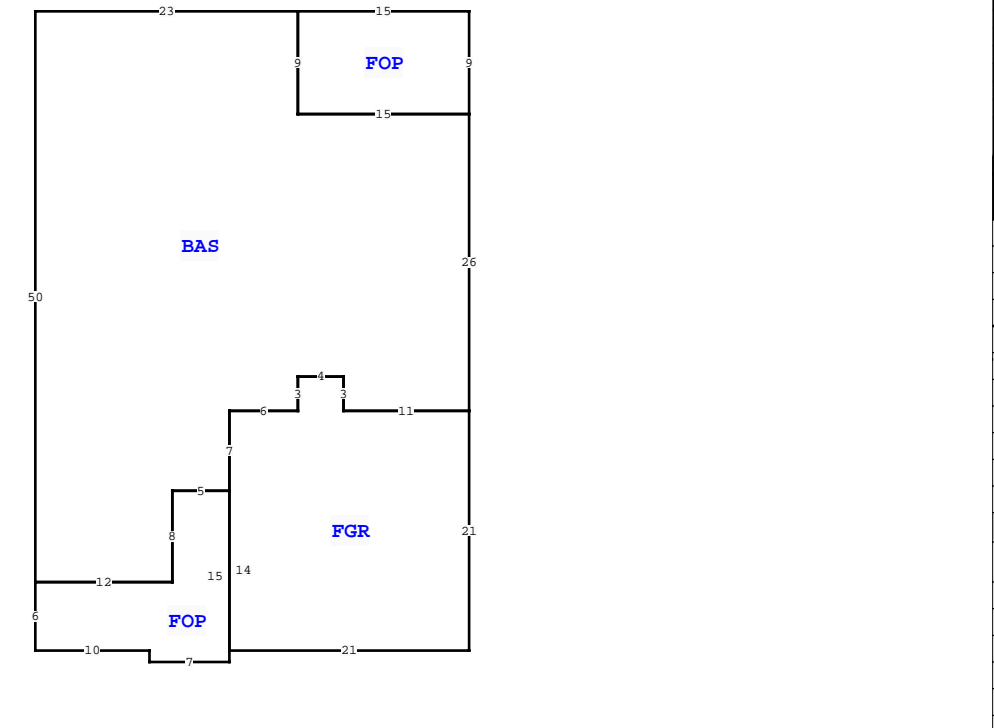


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

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%	- 2017									
			Heated Area: 1398									
				HX Base Yr 2017								



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	15416.060 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,398	100		1,398	163,094
FGR	453	55		249	29,049
FOP	135	30		40	4,666
FOP	149	30		45	5,250
TOTALS	2,135			1,732	202,058

201 SW CHERRY BLOSSOM WAY, LAKE CITY			BLD DATE	LGL DATE	04/21/2023	MLU
			XF DATE	LAND DATE		
			INC DATE	AG DATE		

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	0166	CONC,PAVMT	0	100	0	0			2.00	100	2016	2016	3	100	1,846	

TOTAL OB/XF												
1,846												

LAND DESCRIPTION																								
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	18,500.00	18,500.00	18,500							

LAND DESCRIPTION																								
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	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	202,058	
TOTAL MARKET OB/XF VALUE	1,846	
TOTAL LAND VALUE - MARKET	18,500	
TOTAL MARKET VALUE	222,404	
SOH/AGL Deduction	66,993	
ASSESSED VALUE	155,411	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	104,000	
TOTAL JUST VALUE	222,404	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	224,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33707	SFR	631	01/19/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/2642	5/06/2016	WD Q	Q	I	01	157,100
GRANTOR: INNOVATIVE HOME BUILD						
GRANTEE: CANDACE M CLARY						
1271/2022	3/17/2014	WD Q	Q	V	05	300,000
GRANTOR: SOUTHEASTERN FUNDING						
GRANTEE: INNOVATIVE HOME BUI						

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= W23 S50 FOP= S6 E10 S1 E7 N15 W5 S8 W12\$ E12 N8 E5 FGR= S14 E21 N21 W11 N3 W4 S3 W6 S7\$ N7 E6 N3 E4 S3 E11 N26 FOP= N9 W15 S9 E15\$ W15 N9\$.												