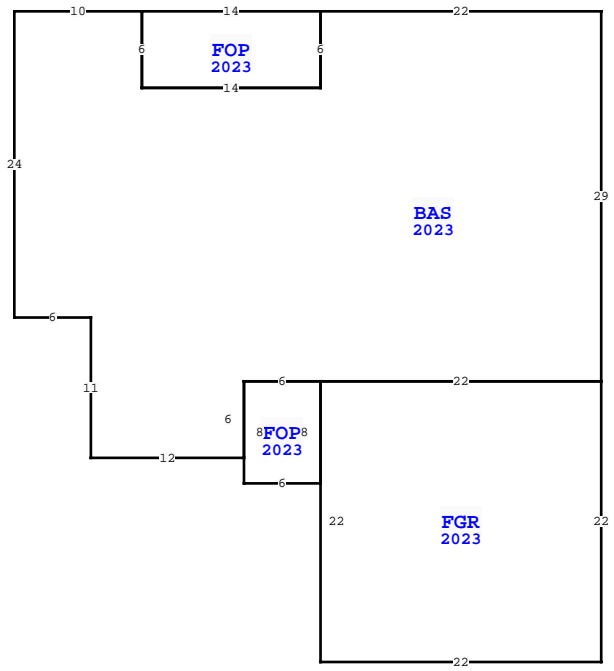


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	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	NORM	% COND
1	SINGLE FAM	100%	- 2023								
Heated Area: 1292						HX Base Yr 2023					



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	1,292	100	2023	1,292	167,508
FGR	484	55	2023	266	34,487
FOP	48	30	2023	14	1,815
FOP	84	30	2023	25	3,242
TOTALS	1,908			1,597	207,051

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			207,051
TOTAL MARKET OB/XF VALUE			2,640
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			228,191
SOH/AGL Deduction			6,022
ASSESSED VALUE			222,169
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			165,758
TOTAL JUST VALUE			228,191
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			230,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041982	New Residential C	125,000	05/21/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/2469	3/01/2022	WD Q	Q	I	01	237,500
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: GLOCKMANN CHARLES						
1390/0795	7/25/2019	WD Q	Q	V	05	140,000
GRANTOR: SOUTHEASTERN FUNDING						
GRANTEE: STANLEY CRAWFORD CO						

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			3.00	100	2023	2022		100	2,640	

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=70,20] W22 S6 W14 N6 W10 S24 E6 S11 E12 N6 E6 E22 N29 \$											
FGR=[YR=2023;ORIG=48,49] E22 S22 W22 N22 \$											
FOP=[YR=2023;ORIG=34,20] E14 S6 W14 N6 \$											
FOP=[YR=2023;ORIG=42,49] E6 S8 W6 N8 \$											

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							