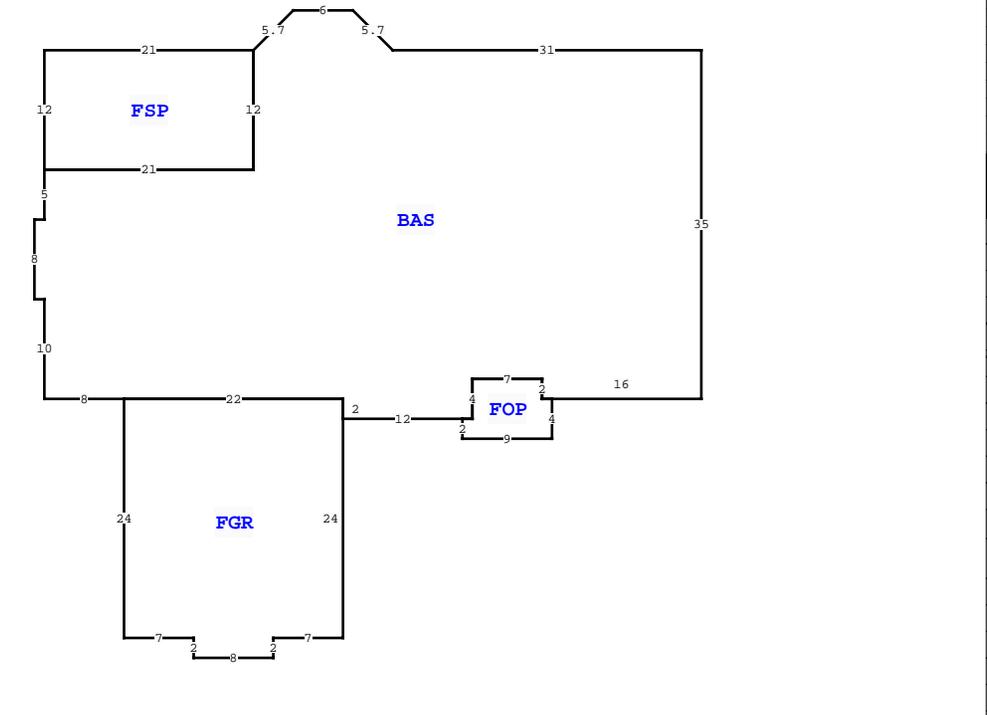


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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		
0100	01	2,532	123.8622	141.20	357,518	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2008 Heated Area: 2118 HX Base Yr 2008													



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	15416.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,118	100		2,118	245,231
FGR	544	55		299	34,620
FOP	48	30		14	1,621
FSP	252	40		101	11,694
TOTALS	2,962			2,532	293,165

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,760.00	UT	3.00	3.00	100	2007	2007	3	100	5,280	
3	0169	FENCE/WOOD	0	100	0	275.00	UT	15.50	15.50	75	2014	2014	3	75	3,197	

173 SW BUTTERCUP DR, LAKE CITY										BLD DATE		LGL DATE	04/14/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			293,165
TOTAL MARKET OB/XF VALUE			10,477
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			338,642
SOH/AGL Deduction			120,131
ASSESSED VALUE			218,511
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			167,100
TOTAL JUST VALUE			338,642
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042891	Roof Replacement	20,000	10/04/2021
25105	SFR	654	10/11/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1093/2344	8/22/2006	WD Q	Q	V		49,500
GRANTOR: CADY HOMES & ASSOCIAT						
GRANTEE: KENNETH & DAWN KELL						
1077/1343	3/14/2006	WD Q	Q	V		48,500
GRANTOR: MARK A COOK						
GRANTEE: CADY HOMES & ASSOCI						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W31 L4 U4 W6 D4 L4 FSP= W21 S12 E21 N12\$ S12 W21 S5 W1 S8 E1 S10 E8 FGR= S24 E7 S2 E8 N2 E7 N24 W22\$ E22 S2 E12 FOP= S2 E9 N4 W1 N2 W7 S4 W1\$ E1 N4 E7 S2 E16 N35\$.													

LAND DESCRIPTION														TOTAL OB/XF 10,477										
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							