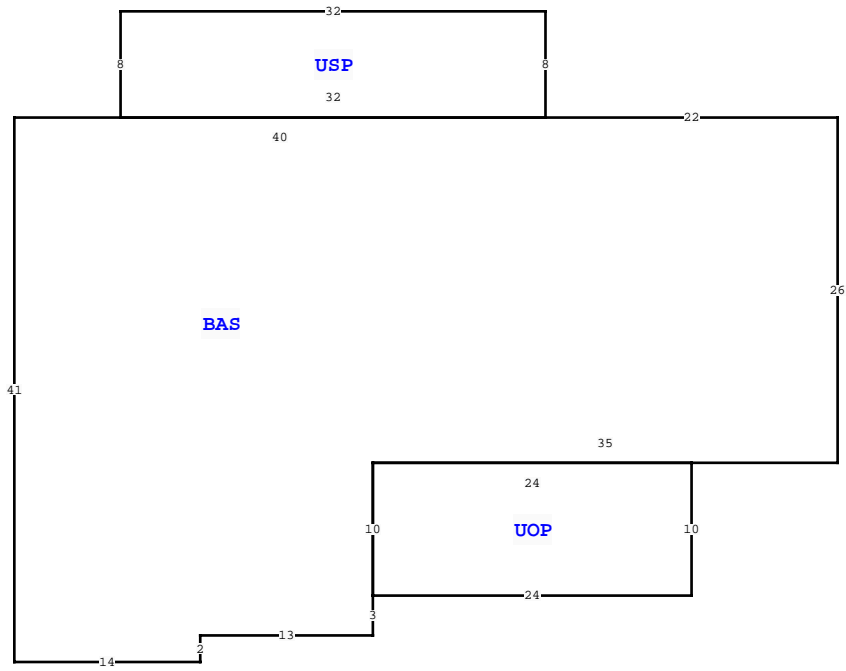


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	15516.030 1.00/
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,991 100 98,938
UOP	240 20 2,385
USP	256 35 4,473
TOTALS	2,487 2,129 105,795

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MODULAR	1	0%	- 2026	Heated Area: 1991					HX Base Yr			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			105,795
TOTAL MARKET OB/XF VALUE			13,366
TOTAL LAND VALUE - MARKET			88,770
TOTAL MARKET VALUE			207,931
SOH/AGL Deduction			0
ASSESSED VALUE			207,931
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			207,931
TOTAL JUST VALUE			207,931
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			193,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18620	RECONNECT	50	08/16/2001
15898	M H	125	08/13/1999
11900	M H	125	11/25/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/2673	3/03/2021	QC U	I	I	11	100
GRANTOR: PARK JAMES H & JOAN M						
GRANTEE: PARK JAMES H						
1268/2439	1/17/2014	QC U	I	I	11	100
GRANTOR: JAMES H PARK, SURVIVI						
GRANTEE: JAMES H PARK						

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	0070	CARPORT UF	0	0	20	26	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	
2	0296	SHED METAL	0	0	10	14	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	444.00	UT	2.00	2.00	75	1996	1996	3	75	666	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

TOTAL OB/XF														13,366			
452 SW THRASHER LN, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/06/2026
														INC DATE		AG DATE	MLU

BUILDING NOTES													
BAS= W22 USP= N8 W32 S8 E32\$ W40 S41 E14 N2 E13 N3 UOP= E24 N10 W24 S10\$ N10 E35 N26\$.													

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	0		A-1	0.00	0.00	10.76	AC		1.00	1.00	0.75	11,000.00	8,250.00	88,770										