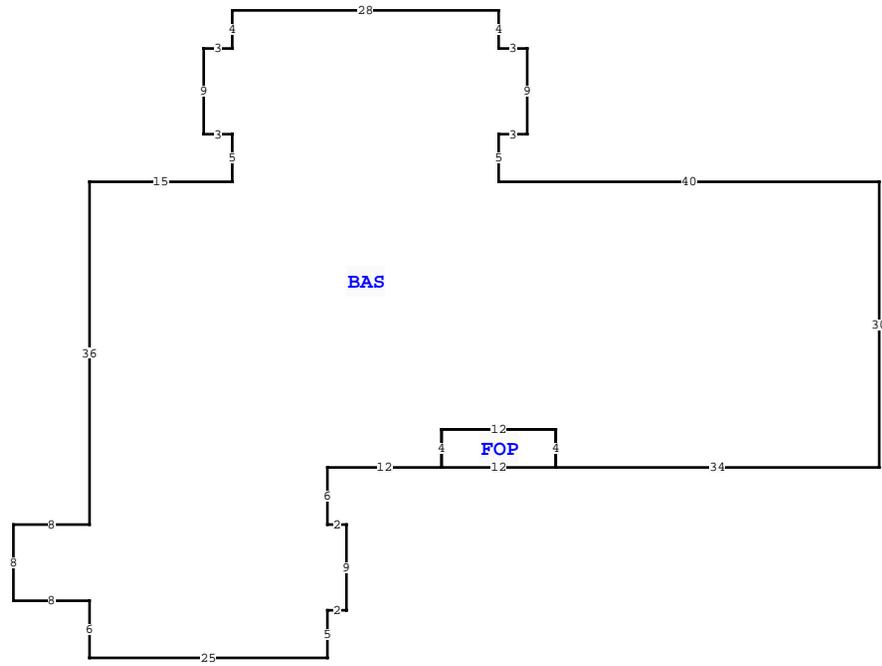


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	15 HARDTILE 10
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	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	15516.040 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	3,582
FOP	48
PCT OF BASE	100
YEAR	
TOT ADJ AREA	3,582
SUBAREA MARKET VALUE	162,173
TOTALS	3,630

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: 3582					HX Base Yr 2023			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			162,807
TOTAL MARKET OB/XF VALUE			31,991
TOTAL LAND VALUE - MARKET			15,820
TOTAL MARKET VALUE			210,618
SOH/AGL Deduction			37,005
ASSESSED VALUE			173,613
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			122,202
TOTAL JUST VALUE			210,618
NCON VALUE			2,900
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046187	Solar Power Syste	61,194	12/30/2022
000043532	Roof Replacement	15,500	01/13/2022
23266	POOL	150	06/13/2005
7850	M H	90,000	12/02/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/2141	5/12/2022	WD Q	Q	I	01	220,000
GRANTOR: FULLER ANDREW S						
GRANTEE: HOPKINS ANN-MARIE J						
1435/2608	4/23/2021	WD Q	Q	I	01	160,000
GRANTOR: PEDERSEN BRUCE						
GRANTEE: FULLER ANDREW S						

EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
347 SW BEDROCK ST, LAKE CITY				04/07/2025	MLU	

BUILDING NOTES													

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1995	1995	3	100	1,200	
2	0258	PATIO	0	100	42	22	924.00	UT	2.50	75	1995	1995	3	75	1,733	
3	0166	CONC,PAVMT	0	100	0	0	1,480.00	UT	2.00	75	1995	1995	3	75	2,220	
4	0280	POOL R/CON	0	100	0	0	682.00	UT	70.00	100	2005	2005	3	47	22,438	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	1,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	450.00	100	2026	2025		100	450	
7	0296	SHED METAL	0	100	0	0	1.00	UT	450.00	100	2026	2025		100	450	
8	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	100	2026	2025		100	2,000	
TOTAL OB/XF 31,991																

BUILDING DIMENSIONS													
BAS= W40 N5 E3 N9 W3 N4 W28 S4 W3 S9 E3 S5 W15 S36 W8 S8 E8 S6 E25 N5 E2 N9 W2 N6 E12 FOP= E12 N4 W12 S4\$ N4 E12 S4 E34 N30\$.													

LAND DESCRIPTION														TOTAL OB/XF 31,991										
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			0.00	0.00	1.13	AC		1.00	1.00	1.00	14,000.00	14,000.00	15,820							