

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,348	100	
FGR	748	55	
FOP	240	30	
UDU	384	55	
USP	624	35	
TOTALS	4,344		

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: 2348						HX Base Yr 2017					
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/14/2026	MLU							
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				242,668		
TOTAL MARKET OB/XF VALUE				21,685		
TOTAL LAND VALUE - MARKET				29,750		
TOTAL MARKET VALUE				294,103		
SOH/AGL Deduction				84,143		
ASSESSED VALUE				209,960		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				158,549		
TOTAL JUST VALUE				294,103		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				299,679		
SALE:1:1: LOTS 3 & 4 PH 1						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
13460	POOL	85	12/31/1997			
12412	SFR	380	04/15/1997			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0875	3/11/2016	WD	Q	I	01	189,900
GRANTOR:MICHAEL & PATRICIA RO						
GRANTEE:RYAN & MELANIE TRES						
0908/2118	8/16/2000	WD	Q	I		166,500
GRANTOR:VERNON & FRANCES SMIT						
GRANTEE:MICHAEL & PATRICIA						
BUILDING NOTES						
BUILDING DIMENSIONS						
USP= N8 W78 S8 E78\$ BAS= W78S19 FGR= S33 E24 N33 W5 S4 W11 N4 W8\$ E8 S4 E11 N4 E5 S9 FOP= S8 E30 N8 W30 \$ E30 S14 E24 N42\$ PTR= N20 UDU= N16 W24 S16 E24\$ S20\$.						

EXTRA FEATURES												453 SW LONG LEAF DR, LAKE CITY					
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	1,705.00	UT	1.50	1.50	100	1997	1997	3	100	2,558	
2	0280	POOL R/CON	0	100	16	24	384.00	UT	70.00	70.00	100	1998	1998	3	40	10,752	
3	0169	FENCE/WOOD	0	100	0	0	91.00	UT	3.00	3.00	100	1998	1998	3	100	273	
4	0166	CONC, PAVMT	0	100	0	0	745.00	UT	1.50	1.50	100	1998	1998	3	100	1,118	
5	0282	POOL ENCL	0	100	24	40	960.00	UT	13.50	13.50	100	1997	1997	3	40	5,184	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	
TOTAL OB/XF 21,685																	

LAND DESCRIPTION												TOTAL OB/XF 21,685												
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	0.85	35,000.00	29,750.00	29,750							