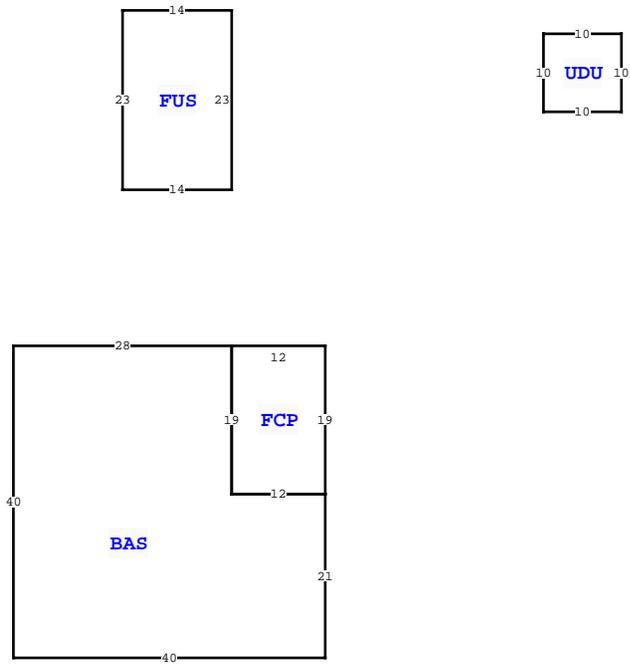


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.0800	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,372	100	
FCP	228	25	
FUS	322	100	
UDU	100	55	
TOTALS	2,022		

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%	2015									
				Heated Area:	1694			HX Base Yr	2015			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			155,694
TOTAL MARKET OB/XF VALUE			17,176
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			191,370
SOH/AGL Deduction			71,234
ASSESSED VALUE			120,136
TOTAL EXEMPTION VALUE	HX HB WR	56,411	
BASE TAXABLE VALUE			63,725
TOTAL JUST VALUE			191,370
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			188,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10221	POOL	85	09/20/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/1305	3/20/2014	QC	U	I	11	1,500
GRANTOR: FIVE POINTS PAWN LLC						
GRANTEE: TOM HOFFMAN						
1226/2571	12/21/2011	WD	Q	I	01	1,500
GRANTOR: SHIRLEY MAY HOFFMAN &						
GRANTEE: FIVE POINTS PAWN LL						

EXTRA FEATURES		489 SE FAWN GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100
2	0280	POOL R/CON	0 100
3	0166	CONC,PAVMT	0 100

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	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
3	0166	CONC,PAVMT	0 100	0	0	560.00	UT	1.50	1.50	100	1995	1995	3	100	840	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 S40 E40 N21 FCP= N19 W12 S19 E12 S W12 N19 S PTR=N20	
FUS= N23 W14 S23 E14 S S20 S PTR=N30 E40 UDU= E10 N10 W10 S10 S S30 W40 S.	

LAND DESCRIPTION		TOTAL OB/XF															17,176							
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							