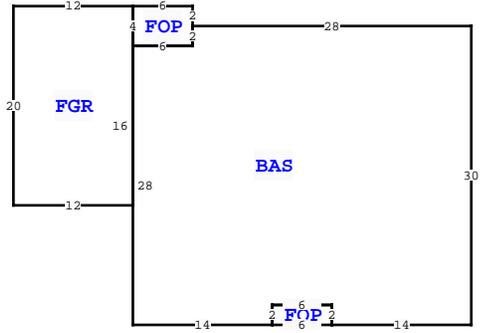
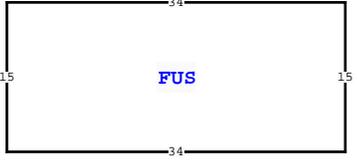




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,649	126.9135	144.68	238,577	1985	1985	0	0	0	35.00	65.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			155,075
TOTAL MARKET OB/XF VALUE			30,980
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			204,555
SOH/AGL Deduction			65,070
ASSESSED VALUE			139,485
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			88,074
TOTAL JUST VALUE			204,555
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,421



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100		996	93,666
FGR	240	55		132	12,414
FOP	12	30		4	376
FOP	24	30		7	658
FUS	510	100		510	47,962
TOTALS	1,782			1,649	155,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043618	Swimming Pool and	60,000	01/31/2022
37807	MAINT/ALTR	75	02/28/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/1340	2/06/2018	WD Q	Q	I	01	125,000

GRANTOR: HILDERBRAN INVESTMENT  
 GRANTEE: CHRISTAL M CLARK  
 1027/1249 10/01/2004 QC Q I 01 65,000  
 GRANTOR: TODD ALAN & TRACY L H  
 GRANTEE: HILDERBRAN INVESTME

384 SE FAWN GLN, LAKE CITY  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 04/21/2023 MLU

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	0166	CONC, PAVMT	0	100	20	12	1.00	UT	0.00	100	0	0	3	100	300	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	100	0	0	3	100	2,750	
3	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	100	2023	2022		95	27,930	

BUILDING NOTES									
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**BUILDING DIMENSIONS**  
 BAS= W28 FOP= N2 W6 S4 E6 N2\$ S2 W6 FGR= N4 W12 S20 E12 N16\$ S 28 E14 FOP= E6 N2 W6 S2\$ N2 E6 S2 E14 N30\$ PTR=N20 FUS= N15 W34 S15 E34\$ S20\$.

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							