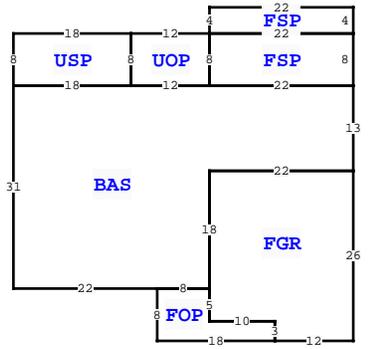
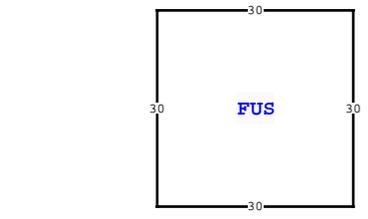


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectural	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	1,216	100	
FGR	542	55	
FOP	94	30	
FSP	88	40	
FSP	176	40	
FUS	900	100	
UOP	96	20	
USP	144	35	
TOTALS	3,256		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,616	115.5567	131.73	344,606	1980	1980	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 2116 HX Base Yr													



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

328 SE FAWN GLN, LAKE CITY

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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	600	
3	0210	GARAGE U	0	100	20	30	UT	18.00	18.00	100	2005	2005	3	100	10,800	

TOTAL OB/XF 12,600

LAND DESCRIPTION														TOTAL OB/XF 12,600										
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			223,994
TOTAL MARKET OB/XF VALUE			12,600
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			255,094
SOH/AGL Deduction			109,840
ASSESSED VALUE			145,254
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			93,843
TOTAL JUST VALUE			255,094
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054830	Roof Replacement	12,800	01/15/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0594/0273	6/01/1986	WD	Q	I		69,900

BUILDING NOTES						
GRANTOR:						
GRANTEE:						
0649/0444	3/01/1980	03	Q	I		64,900
GRANTOR:						
GRANTEE:						

BUILDING DIMENSIONS									
FSP= N8 FSP= N4 W22 S4 E22\$ W22 S8 E22\$ BAS= W22 UOP= N8 W12 S8 E12\$ W12 USP= N8 W18 S8 E18\$ W18 S31 E22 FOP= S8 E18N3 W10 N5 W8 \$E8 FGR= S5 E10S3 E12 N26 W22S18\$ N18 E22 N13\$ PTR= N30 FUS= N30 W30 S30E30\$ S30\$.									