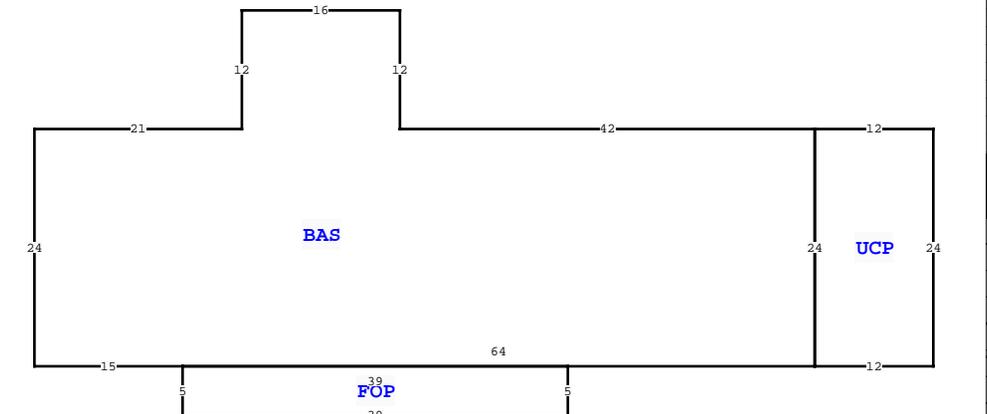


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	
1	SINGLE FAM	100%	- 2020	114.94	253,328	1979	1990		0	0	35.00	65.00



QUALITY	CD	CONSTRUCTION			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	16417.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100		2,088	155,997
FOP	195	30		58	4,334
UCP	288	20		58	4,334
TOTALS	2,571			2,204	164,663

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										164,663	
TOTAL MARKET OB/XF VALUE										400	
TOTAL LAND VALUE - MARKET										22,500	
TOTAL MARKET VALUE										187,563	
SOH/AGL Deduction										62,379	
ASSESSED VALUE										125,184	
TOTAL EXEMPTION VALUE										HX HB 51,411	
BASE TAXABLE VALUE										73,773	
TOTAL JUST VALUE										187,563	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										183,563	

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	0294	SHED WOOD/	0	100	0	0			0.00	100	2004	2004	3	100	400	

LAND DESCRIPTION																								
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1381/1725	4/01/2019	WD Q	I 01	115,000
GRANTOR: JAMES T NOEL & JENNIF				
GRANTEE: NICOLE & VERNON HAR				
1003/0886	12/23/2003	WD Q	I	93,000
GRANTOR: BROWN				
GRANTEE: NOEL & CLARK				

BUILDING NOTES											
479 SE ANASTASIA ST, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/14/2026 MLU											

BUILDING DIMENSIONS											
BAS= W42 N12 W16 S12 W21 S24 E15 FOP= S5 E39 N5 W39\$ E64 UCP= E12 N24 W12 S24\$ N24\$.											

TOTAL OB/XF											
400											