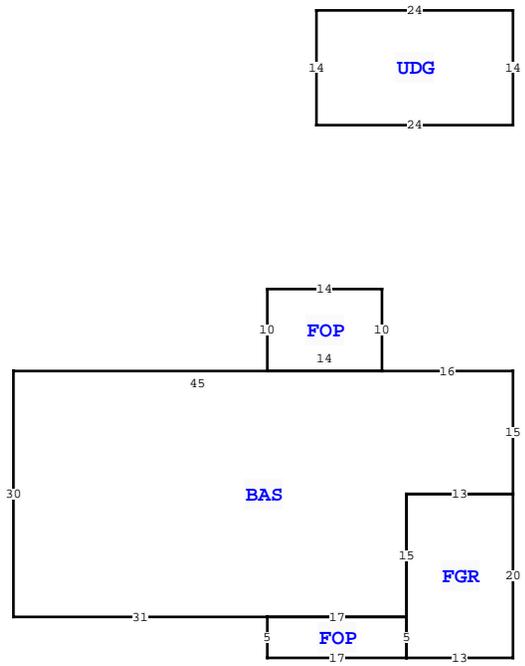


ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 80
Exterior Wall	21	STONE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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			
0100	01	2,031	109.6100	122.76	249,326	1981	1981		0	0	35.00	65.00		
1 SINGLE FAM 100% - 2012 Heated Area: 1635 HX Base Yr 2012														



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	16417.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,635	100		1,635	130,463
FGR	260	55		143	11,411
FOP	85	30		26	2,075
FOP	140	30		42	3,351
UDG	336	55		185	14,762
TOTALS	2,456			2,031	162,062

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	0	0	1.00	UT	0.00	100	0	0	3	100	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2013	2013	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	300	

174 SE MOJAVE WAY, LAKE CITY													
				BLD DATE					LGL DATE				
				XF DATE					LAND DATE	04/21/2023 MLU			
				INC DATE					AG DATE				

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	162,062	
TOTAL MARKET OB/XF VALUE	2,700	
TOTAL LAND VALUE - MARKET	18,500	
TOTAL MARKET VALUE	183,262	
SOH/AGL Deduction	72,852	
ASSESSED VALUE	110,410	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	58,999	
TOTAL JUST VALUE	183,262	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	183,262	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15176	REMODEL	55	03/08/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/2575	11/18/2011	WD	U	I	12	0

GRANTOR: HSBC MORTGAGE SERVICE
GRANTEE: JOSEPH EDGE

1221/2483	8/04/2011	WD	U	I	12	153,800
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GRANTOR: JON & KATHRYN THOMAS
GRANTEE: HSBC MORTGAGE SERVI

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W16 FOP= N10 W14 S10 E14\$ W45 S30 E31 FOP= S5 E17 N5 W17\$ E17 FGR= S5 E13 N20 W13 S15\$ N15 E13 N15\$ PTR=N30 UDG= N14 W24 S14 E24\$ S30\$.

LAND DESCRIPTION																								
TOTAL OB/XF 2,700																								
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	18,500.00	18,500.00	18,500							