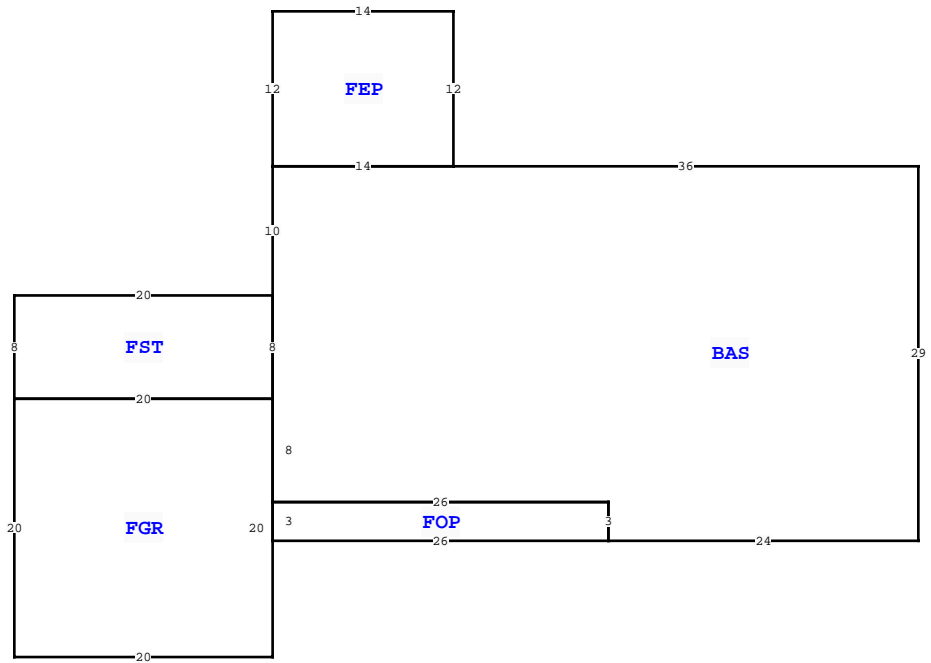


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
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	1,837	122.7600	137.49	252,569	1980	1980	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1372 HX Base Yr												



Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM	06				
NEIGHBORHOOD/LOC	16417.050 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100		1,372	122,613
FEP	168	80		134	11,976
FGR	400	55		220	19,661
FOP	78	30		23	2,055
FST	160	55		88	7,864
TOTALS	2,178			1,837	164,170

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	164,170	
TOTAL MARKET OB/XF VALUE	23,288	
TOTAL LAND VALUE - MARKET	22,500	
TOTAL MARKET VALUE	209,958	
SOH/AGL Deduction	0	
ASSESSED VALUE	209,958	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	209,958	
TOTAL JUST VALUE	209,958	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	205,958	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40893	ELECTRICAL	0	11/17/2020
27389	MAINT/ALTR	55	10/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/541	3/31/2021	WD	Q	I	01	189,000
GRANTOR: WALDRON DONNA L						
GRANTEE: CHAFFER HILLARY						
0573/0503	9/01/1985	WD	Q	I		53,500
GRANTOR:						
GRANTEE:						

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	1980	1980	3	40	14,336	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0282	POOL ENCL	0	0	26	42	1,092.00	UT	15.00	15.00	100	2004	2004	3	40	6,552	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
6	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

TOTAL OB/XF												
23,288												
282 SE MOJAVE WAY, LAKE CITY												
BLD DATE			LGL DATE			04/14/2026			MLU			
XF DATE			LAND DATE									
INC DATE			AG DATE									

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W36 W14 S10 S8 S8 E26 S3 E24 N29 \$						
FGR=[ORIG=-50,18] W20 S20 E20 N20 \$						
FEP=[DPR_YEAR=2020;ORIG=-36,0] N12 W14 S12 E14 \$						
FST=[ORIG=-50,10] W20 S8 E20 N8 \$						
FOP=[ORIG=-50,26] S3 E26 N3 W26 \$						

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							