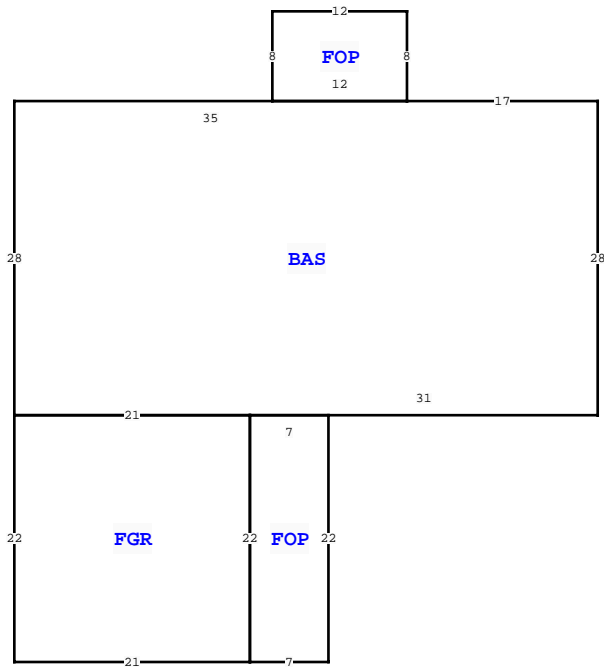


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,785	119.1960	133.50	238,298	1979	1979	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1456 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	126,344
FGR	462	55		254	22,041
FOP	96	30		29	2,517
FOP	154	30		46	3,992
TOTALS	2,168			1,785	154,894

DOR CODE		MAP NUM		NEIGHBORHOOD/LOC		BLD DATE		LGL DATE	
0100	SINGLE FAMILY		06	16417.090	1.00/				
				421 SE FOREST TER, LAKE CITY				04/21/2023	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			154,894
TOTAL MARKET OB/XF VALUE			2,200
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			175,594
SOH/AGL Deduction			0
ASSESSED VALUE			175,594
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			175,594
TOTAL JUST VALUE			175,594
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			175,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/2703	1/13/2022	WD	U	I	11	100
GRANTOR: TROWELL LONNIE JACK						
GRANTEE: TROWELL LEE ALLEN						
1440/1430	6/21/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: TROWELL LEE ALLEN						

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	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
														TOTAL OB/XF		2,200

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W17 FOP= N8 W12 S8 E12\$ W35 S28 FGR= S22 E21 N22 W21\$ E21 FOP= S22 E7 N22W7\$ E31 N28\$.													

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							