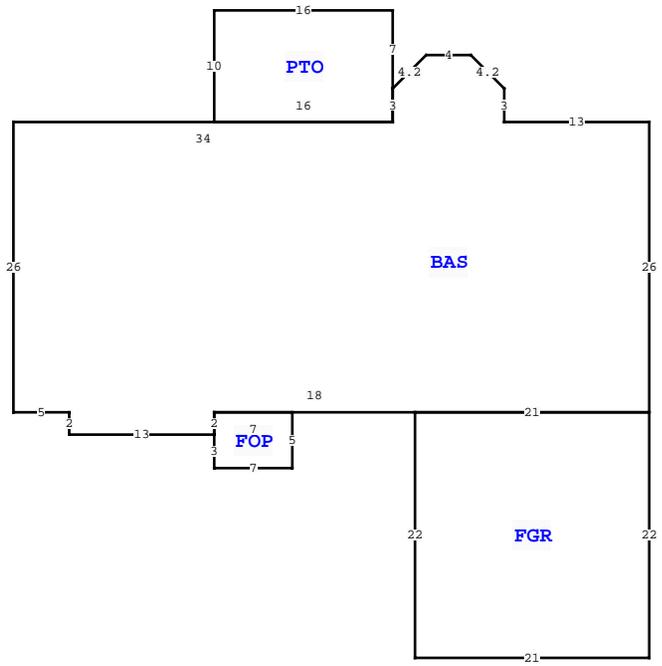


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	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	16417.090	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,559	100	
FGR	462	55	
FOP	35	30	
PTO	160	5	
TOTALS	2,216		
			1,831
			160,753

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,831	118.4820	135.07	247,313	1996	1996		0	0	35.00	65.00
1 SINGLE FAM 100% - 2014 Heated Area: 1559 HX Base Yr 2014												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			160,753
TOTAL MARKET OB/XF VALUE			1,061
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			180,314
SOH/AGL Deduction			73,582
ASSESSED VALUE			106,732
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411	
BASE TAXABLE VALUE			321
TOTAL JUST VALUE			180,314
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			177,494
SALE:6:1: 9 LOTS 9 PRCLS			
SALE:5:1: 4 LOTS - 4 PRCLS			
SALE:4:1: 4 PRCLS - LOTS 9, 10, 16 & 17 CENTURY OA			
SALE:3:1: LOT 10 CENT OAK BLK B			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
38208	MAINT/ALTR	75	06/06/2019
10845	SFR	250	03/05/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/1685	3/03/2014	WD U		I	30	100
GRANTOR: DONALD, LARRY G & KAT						
GRANTEE: DONALD, LARRY G & K						
1250/2385	2/12/2013	WD U		I	12	87,000
GRANTOR: HSBC BANK USA TRUSTEE						
GRANTEE: DONALD, LARRY G & K						

EXTRA FEATURES		319 SE FOREST TER, LAKE CITY														
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			861.00	100	1996	1996	3	100	861	
2	0258	PATIO	0	100	0	0			1.00	100	2004	2004	3	100	200	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W13 N3 U3 L3 W4 L3 D3 PTO= N7 W16 S10 E16 N3\$ S3 W34 S26 E5 S2 E13 FOP= S3 E7 N5 W7 S2\$ N2 E18 FGR= S22 E21N22 W21\$ E21 N26\$.												

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	DPHT 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								