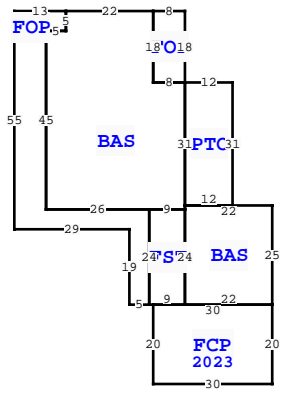
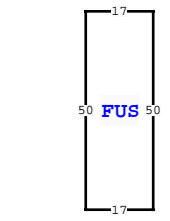


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	19	COMMON BRK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.5	1.5 100	
Architectural Units	05	CONV 100	0 100
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	17316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	550	100	
BAS	1,581	100	
FCP	600	25	2023
FOP	144	30	
FOP	690	30	
FST	216	55	
FUS	850	100	
PTO	372	5	
TOTALS	5,003		

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%	- 0		418,691	1990	1990	0	0	35.00	65.00
Heated Area: 2981 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		381,134	
TOTAL MARKET OB/XF VALUE		7,160	
TOTAL LAND VALUE - MARKET		181,500	
TOTAL MARKET VALUE		401,854	
SOH/AGL Deduction		111,236	
ASSESSED VALUE		290,618	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		239,207	
TOTAL JUST VALUE		569,794	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		556,294	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0576/0579	4/01/1978	WD	Q	I	01	12,000
GRANTOR:						
GRANTEE:						
0301/0201	3/20/1973	AG	Q	I	01	1,636
GRANTOR: LUTHER V CARR & DEVON						
GRANTEE: THOMAS L BROCK & CO						

EXTRA FEATURES		228 NW RANCH CT, 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0166	CONC, PAVMT	0	100	14	36	504.00	UT	1.40	1.40	100	0	0	3	100	706	
4	0166	CONC, PAVMT	0	100	20	18	360.00	UT	1.40	1.40	100	0	0	3	100	504	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
8	0070	CARPORUF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
9	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	

TOTAL OB/XF												7,160					
BLD DATE		LGL DATE		05/04/2026	MLU												
XF DATE		LAND DATE															
INC DATE		AG DATE															

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W22 S5 W5 S45 E26 E9 N1 N31 W8 N18 \$	
FUS=[ORIG=0,-20] N50 W17 S50 E17 \$	
FOP=[ORIG=-22,0] W13 S55 E29 S19 E5 N24 W26 N45 E5 N5 \$	
BAS=[ORIG=8,50] S24 E22 N25 W22 S1 \$	
PTO=[ORIG=8,49] E12 N31 W12 S31 \$	
FST=[ORIG=-1,50] S24 E9 N24 W9 \$	
FOP=[ORIG=8,18] N18 W8 S18 E8 \$	
PTR=[ORIG=0,0] N20 S20 \$	
FCP=[YR=2023;ORIG=0,74] E30 S20 W30 N20 \$	

LAND DESCRIPTION		TOTAL OB/XF 7,160																						
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	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	27.00	AC		1.00	1.00	1.00	280.00	280.00	7,560							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	175,500							

