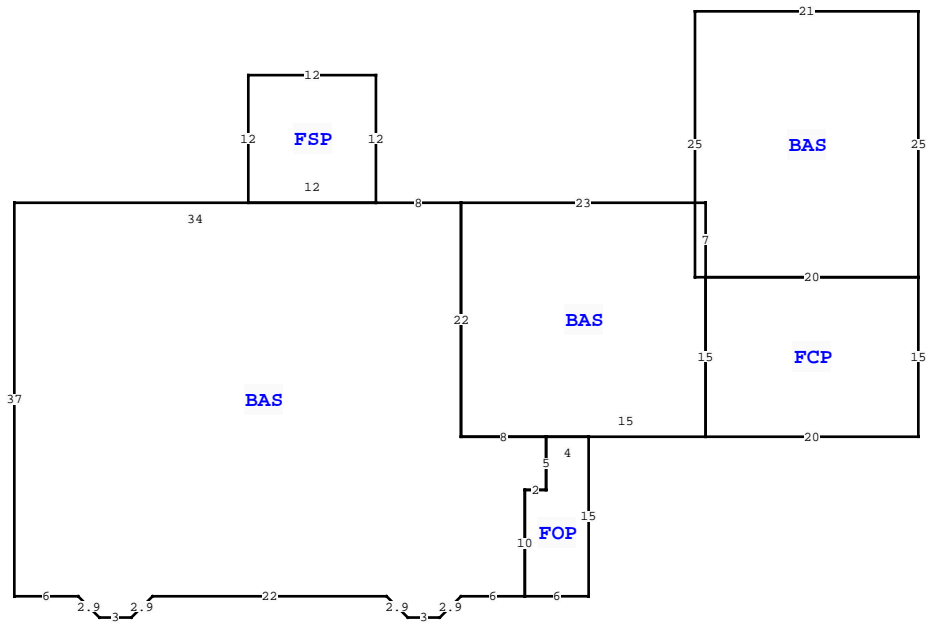


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,862	125.1300	140.15	401,109	1996	2005		0	0	20.00	80.00		
2 SINGLE FAM 100% - 2025 Heated Area: 2705 HX Base Yr 2025														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	506	100		506	56,733
BAS	525	100		525	58,863
BAS	1,674	100		1,674	187,689
FCP	300	25		75	8,409
FOP	80	30		24	2,691
FSP	144	40		58	6,503
TOTALS	3,229			2,862	320,887

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	320,887			
TOTAL MARKET OB/XF VALUE	2,980			
TOTAL LAND VALUE - MARKET	36,800			
TOTAL MARKET VALUE	360,667			
SOH/AGL Deduction	140,643			
ASSESSED VALUE	220,024			
TOTAL EXEMPTION VALUE	51,411			
BASE TAXABLE VALUE	168,613			
TOTAL JUST VALUE	360,667			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	362,378			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048488	Roof Replacement	2,900	10/24/2023
32801	REMODEL	55	03/23/2015
20217	ADDN SFR	200	12/09/2002
11692	SFR	260	09/26/1996
11513	M H	125	08/12/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1504/1248	12/11/2023	WD	Q	I	01	395,000

GRANTOR: WAYNE TERRY LEE
GRANTEE: KELLOGG RAYMOND FRA
0773/2033 4/21/1993 QC Q I 01 0
GRANTOR: OPAL BRYANT
GRANTEE: TERRY MCCOY

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W8 FSP= N12 W12 S12 E12\$ W34 S37 E6 D2 R2 E3 R2 U2 E22 D2 R2 E3 R2 U2 E6 FOP= E6 N15 W4 S5 W2 S10\$ N10E2 N5	
BAS= E15 FCP= E20 N15 W20 S15\$ N15 BAS= E20 N25 W21 S25 E1\$ N7 W23 S22 E8\$ W8 N22\$.	

EXTRA FEATURES														439 SW TITANIUM 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	0166	CONC, PAVMT	0	100	0	0	440.00	UT	2.00	2.00	100	2003	2003	3	100	880	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION														TOTAL OB/XF		2,980								
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	2.30	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,800							