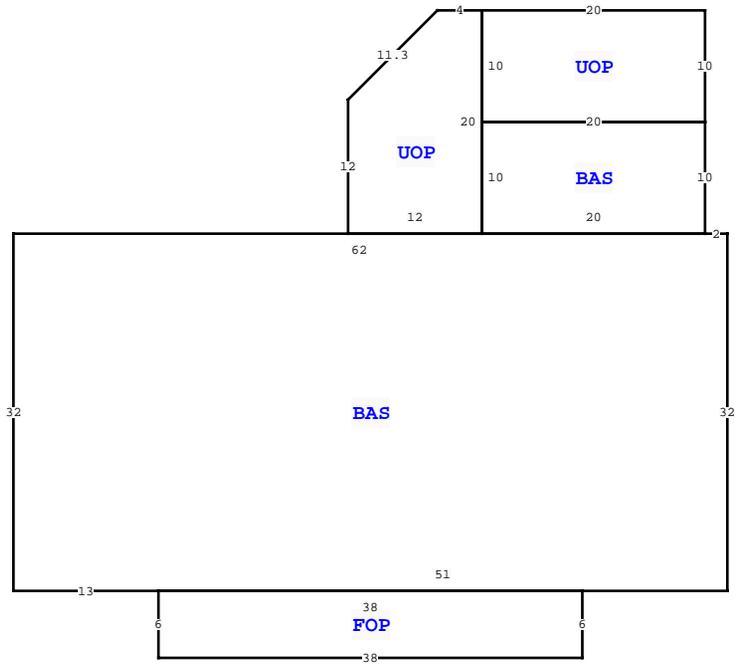


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	02
NEIGHBORHOOD/LOC	18516.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	200	100	
BAS	2,048	100	
FOP	228	30	
UOP	200	20	
UOP	208	20	
TOTALS	2,884		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,398	108.4460	123.63	296,465	2003	2003	0	0	27.50	72.50
1 SINGLE FAM 100% - 2004 Heated Area: 2248 HX Base Yr 2004											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		214,937	
TOTAL MARKET OB/XF VALUE		41,589	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		321,526	
SOH/AGL Deduction		114,681	
ASSESSED VALUE		206,845	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		155,434	
TOTAL JUST VALUE		321,526	
NCON VALUE		7,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,554	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055406	Roof Replacement	15,000	04/01/2026
000052731	Mobile Home		03/27/2025
000052562	Right-of-Way Acce		03/12/2025
36998	POOL	369	07/20/2018
19978	SFR	392	09/20/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0946/1378	2/12/2002	WD	P	V	99	24,900
GRANTOR: ALLEN & LINDA EDWARDS						
GRANTEE: GREGORY A & CHRISTA						
0853/0204	2/05/1998	WD	Q	V		27,400
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: ALLEN & LINDA EDWAR						

EXTRA FEATURES		1351 SW ICHETUCKNEE AVE, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	562.00	UT	2.00	100	2003	2003	3	100	1,124	
3	0030	BARN, MT	0	0	18	24	432.00	UT	12.00	100	2006	2006	3	100	5,184	
4	0252	LEAN-TO W/	0	100	12	24	240.00	UT	2.50	100	2006	2006	3	100	600	
5	0280	POOL R/CON	0	100	14	29	406.00	UT	70.00	100	2018	2018	3	86	24,441	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2018	2018	3	100	1,200	
7	0166	CONC, PAVMT	0	100	10	42	420.00	UT	2.00	100	2018	2018	3	100	840	
8	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2026	2025	1	100	7,000	
TOTALS															41,589	

LAND DESCRIPTION												TOTAL OB/XF				41,589								
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	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							