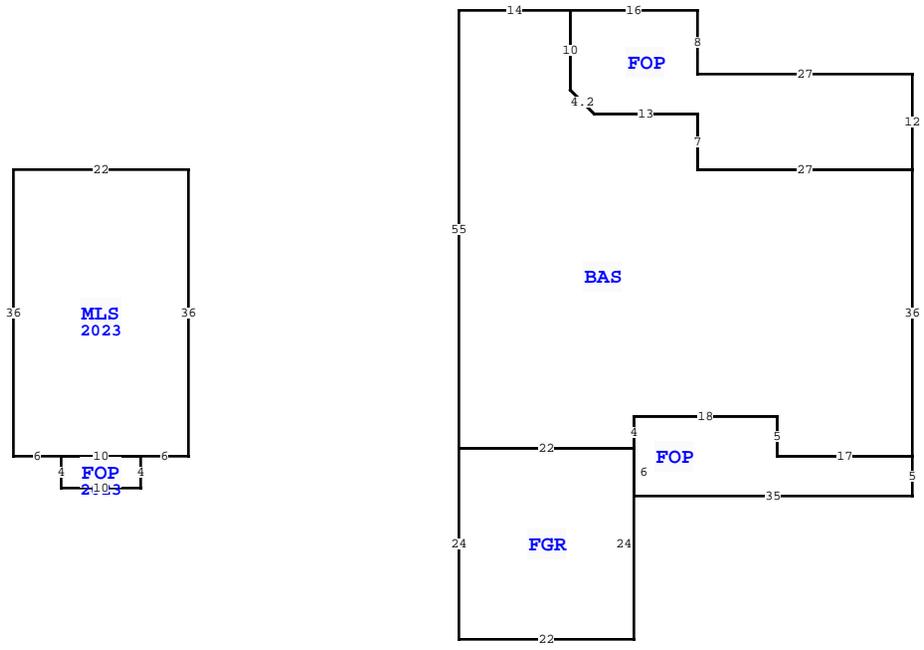


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	80		
Interior Floo	14	CARPET	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	18517.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,337	100		2,337	299,257
FGR	528	55		290	37,135
FOP	265	30		80	10,244
FOP	528	30		158	20,232
FOP	40	30	2023	12	1,536
MLS	792	90	2023	713	91,301
TOTALS	4,490			3,590	459,706

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%	- 2019								
					Heated Area: 3129						
						HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			459,706	
TOTAL MARKET OB/XF VALUE			50,542	
TOTAL LAND VALUE - MARKET			70,000	
TOTAL MARKET VALUE			580,248	
SOH/AGL Deduction			168,983	
ASSESSED VALUE			411,265	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			359,854	
TOTAL JUST VALUE			580,248	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			578,738	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042647	New Residential C	131,000	08/30/2021
000042276	New Residential C	125,000	07/08/2021
36727	POOL	300	05/11/2018
36260	SFR	1,280	01/30/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/2741	11/14/2017	WD	Q	V	01	32,500

GRANTOR: OAKS OF LAKE CITY LLC  
GRANTEE: MICHAEL D & ALICE K

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	0280	POOL R/CON	0	100	20	40	UT	70.00	70.00	100	2018	2018	3	86	48,160	
2	0166	CONC, PAVMT	0	100	0	0	UT	1.00	1.00	100	2018	2018	3	100	2,382	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/14/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W14 S55 E22 N4 E18 S5 E17 N36 W27 N7 W13 U3L3 N10 \$	
FGR=[ORIG=-14,55] S24 E22 N24 W22 \$	
FOP=[ORIG=43,20] N12 W27 N8 W16 S10 D3R3 E13 S7 E27 \$	
FOP=[ORIG=8,55] S6 E35 N5 W17 N5 W18 S4 \$	
MLS=[YR=2023;ORIG=-70,20] S36 E6 E10 E6 N36 W22 \$	
FOP=[YR=2023;ORIG=-64,56] S4 E10 N4 W10 \$	

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	DPTH 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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							