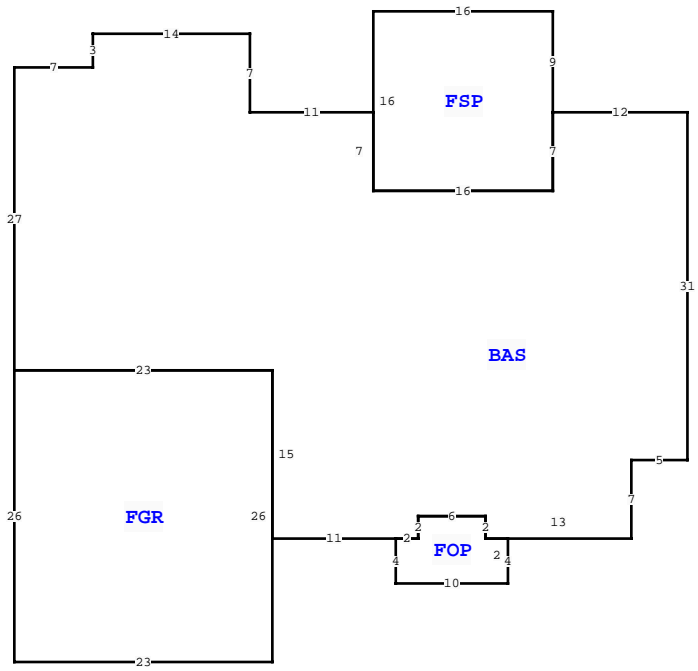


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	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	1,902	100		1,902	246,988
FGR	598	55		329	42,723
FOP	52	30		16	2,078
FSP	256	40		102	13,245
TOTALS	2,808			2,349	305,034

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,349	127.4130	142.70	335,202	2016	2016	0	0	9.00	91.00	
1 SINGLE FAM 100% - 2017 Heated Area: 1902 HX Base Yr 2017												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE 305,034			
TOTAL MARKET OB/XF VALUE 34,082			
TOTAL LAND VALUE - MARKET 70,000			
TOTAL MARKET VALUE 409,116			
SOH/AGL Deduction 142,807			
ASSESSED VALUE 266,309			
TOTAL EXEMPTION VALUE HX HB 51,411			
BASE TAXABLE VALUE 214,898			
TOTAL JUST VALUE 409,116			
NCON VALUE 0			
INCOME VALUE			
PREVIOUS YEAR MKT VALUE 412,762			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045633	Swimming Pool and	81,000	10/06/2022
33465	SFR	717	10/19/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/2716	8/19/2015	WD Q	V	01		29,000

GRANTOR: OAKS OF LAKE CITY LLC
GRANTEE: CHRISTOPHER B & DON

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	0166	CONC, PAVMT	0	100	0	2,032.00	UT	2.00	2.00	100	2016	2016	3	100	4,064	
2	0280	POOL R/CON	0	100	14	420.00	UT	70.00	70.00	100	2024	2023		97	28,518	
3	0166	CONC, PAVMT	0	100	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W12 FSP= N9 W16 S16 E16 N7\$ S7 W16 N7 W11 N7 W14 S3 W7 S27 FGR= S26 E23 N26 W23\$ E23 S15 E11 FOP= S4 E10 N4 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E13 N7 E5 N31\$.			

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