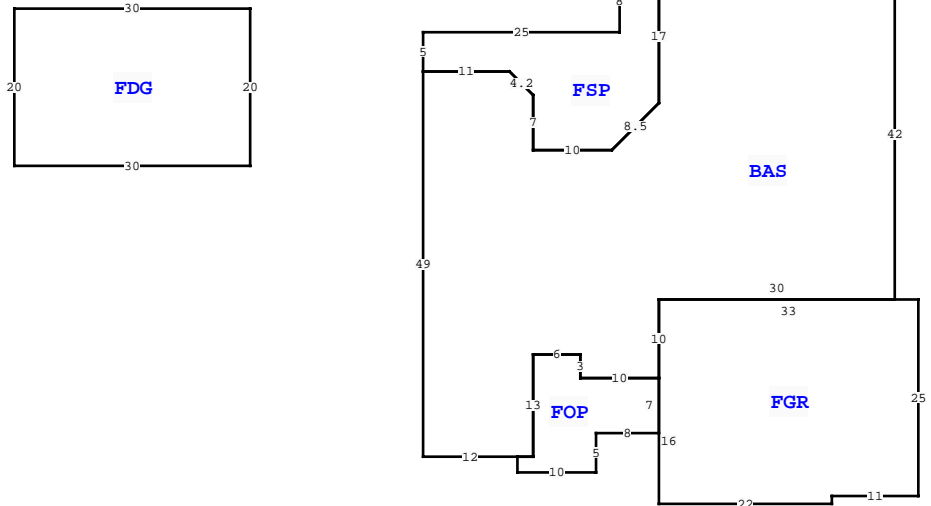


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,419	124.0921	138.98	475,173	2011	2011	0	0	14.00	86.00	
1 SINGLE FAM 100% - 2020 Heated Area: 2406 HX Base Yr 2020												



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	2,406	100		2,406	287,572
FDG	600	60		360	43,028
FGR	847	55		466	55,698
FOP	174	30		52	6,215
FSP	337	40		135	16,135
TOTALS	4,364			3,419	408,649

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	4,088.00	UT	1.60	1.60	100	2011	2011	3	100	6,541	
3	0166	CONC,PAVMT	0	100	0	1.00	UT	1,800.00	1,800.00	100	2021	2020		100	1,800	
TOTALS													9,541			

LAND DESCRIPTION																								
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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			408,649
TOTAL MARKET OB/XF VALUE			9,541
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			528,190
SOH/AGL Deduction			150,414
ASSESSED VALUE			377,776
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			326,365
TOTAL JUST VALUE			528,190
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			532,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39571	STORAGE BLDG		04/08/2020
28698	SFR	1,083	06/29/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/2632	10/10/2019	WD Q	Q	I	01	358,000
GRANTOR: THOMAS F & MARTHA H P						
GRANTEE: STEVEN SERRAS						
1234/1836	5/07/2012	WD Q	Q	V	01	30,000
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: THOMAS & MARTHA H P						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W30 S17 D6L6 W10 N7 U3L3 W11 S49 E12 E2 N13 E6 S3 E10 N10 E30 N42 \$	
FGR=[ORIG=-30,52] S16 E22 N1 E11 N25 W33 S10 \$	
FSP=[ORIG=-30,0] W5 S8 W25 S5 E11 D3R3 S7 E10 U6R6 N17 \$	
FOP=[ORIG=-48,62] S2 E10 N5 E8 N7 W10 N3 W6 S13 W2 \$	
FDG=[ORIG=-112,5] E30 S20 W30 N20 \$	