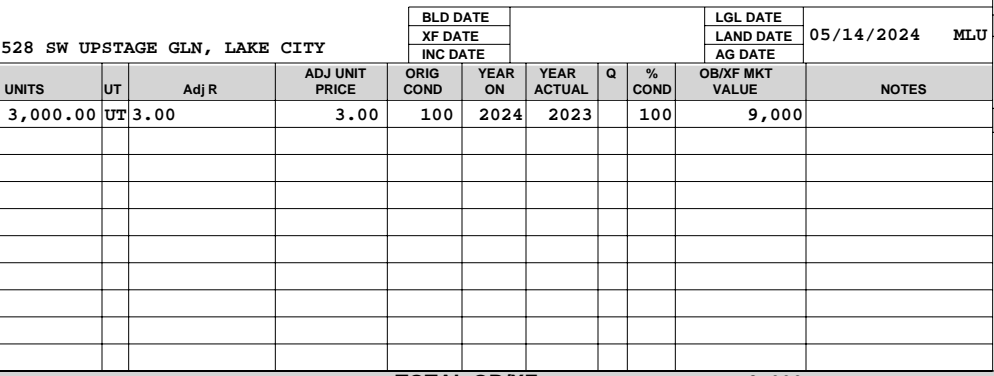


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
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	3,341	117.1275	131.18	438,272	2023	2023	0	0	2.00	98.00	
1 SINGLE FAM 0% - 2024 Heated Area: 2694 HX Base Yr												



NEIGHBORHOOD/LOC					
18517.010	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,694	100	2024	2,694	346,331
FGR	740	55	2024	407	52,322
FOP	252	30	2024	76	9,771
FOP	284	30	2024	85	10,927
FSP	198	40	2024	79	10,156
TOTALS	4,168			3,341	429,507

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	% COND
1	0166	CONC,PAVMT	0	0	0	0	3.00	3.00	100	2024	2023	100

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	429,507		
TOTAL MARKET OB/XF VALUE	9,000		
TOTAL LAND VALUE - MARKET	140,000		
TOTAL MARKET VALUE	578,507		
SOH/AGL Deduction	0		
ASSESSED VALUE	578,507		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	578,507		
TOTAL JUST VALUE	578,507		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	582,889		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045339	New Residential C	650,000	08/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1269/1237	2/11/2014	WD	Q	V	01	87,000
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: ROBERT P & KIMBERLY						
1167/0447	2/09/2009	WD	U	V	38	100,000
GRANTOR: TIM F & ANNE HURST						
GRANTEE: OAKS OF LAKE CITY L						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=50,10] S13 W1 S8 E1 S12 E17 N4 E8 S4 E17 N5 E21 N14 E2 N10 E13 N11 W6 N13 W23 S11 W18 S9 W18 W13 \$												
FOP=[YR=2024;ORIG=63,-4] S14 E18 N9 N5 W18 \$												
FSP=[YR=2024;ORIG=81,-10] S6 S5 E18 N11 W18 \$												
FOP=[YR=2024;ORIG=50,43] S6 E42 N6 W17 N4 W8 S4 W17 \$												
FGR=[YR=2024;ORIG=115,14] S10 W2 S14 S10 E5 S1 E12 N1 E5 N34 W7 W13 \$												

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	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000								