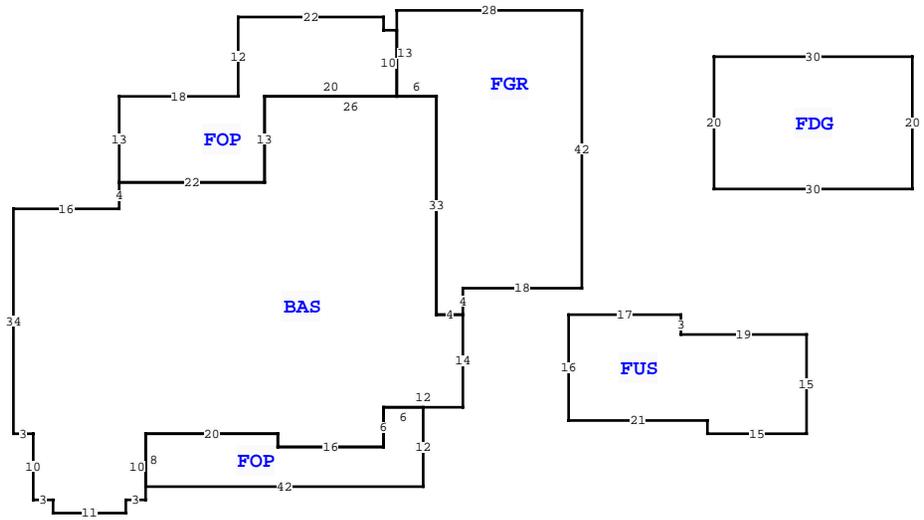


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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%	- 2021									Heated Area: 3503	HX Base Yr 2021



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	2,954	100		2,954	380,590
FDG	600	60		360	46,382
FGR	1,018	55		560	72,150
FOP	328	30		98	12,626
FOP	570	30		171	22,031
FUS	549	100		549	70,732
TOTALS	6,019			4,692	604,513

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			604,513	
TOTAL MARKET OB/XF VALUE			4,200	
TOTAL LAND VALUE - MARKET			140,000	
TOTAL MARKET VALUE			748,713	
SOH/AGL Deduction			218,399	
ASSESSED VALUE			530,314	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			478,903	
TOTAL JUST VALUE			748,713	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			744,656	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40061	GENERATOR	0	06/29/2020
39001	STORAGE	0	12/09/2019
38140	GARAGE	333	05/20/2019
38049	SFR	1,841	04/29/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/1238	12/14/2018	WD	Q	V	01	54,500

GRANTOR: OAK OF LAKE CITY LLC  
GRANTEE: JAMES D WALLER & AL

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=80,30] E3 S10 E3 S2 E11 N2 E3 N10 E20 S2 E16 N6 E12 N14 W4 N33 W26 S13 W22 S4 W16 S34 \$	
FGR=[ORIG=166,-34] W28 S13 E6 S33 E4 N4 E18 N42 \$	
FDG=[ORIG=186,-27] S20 E30 N20 W30 \$	
FOP=[ORIG=96,-8] E22 N13 E20 N10 W2 N2 W22 S12 W18 S13 \$	
FUS=[ORIG=164,12] S16 E21 S2 E15 N15 W19 N3 W17 \$	
FOP=[ORIG=100,30] S8 E42 N12 W6 S6 W16 N2 W20 \$	

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	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

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	140,000.00	140,000.00	140,000							