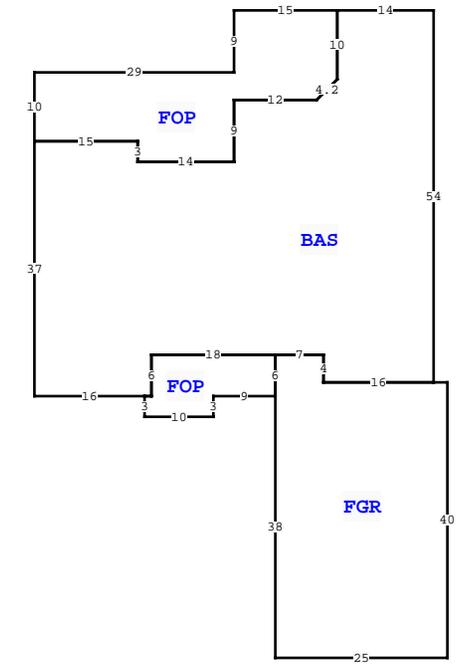


WD 1402-107, WD 1432-1053,

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	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	18517.010 1.00/

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,046	120.5710	137.45	418,673	2021	2021	0	0	0	4.00	96.00		
1 SINGLE FAM 100% - 2022 Heated Area: 2283 HX Base Yr 2022														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100		2,283	301,246
FGR	1,028	55		565	74,553
FOP	138	30		41	5,410
FOP	523	30		157	20,717
TOTALS	3,972			3,046	401,926

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	0	1,380.00	UT	3.00	3.00	100	2022	2021		100	4,140	
2	0280	POOL R/CON	0	100	32	15	480.00	UT	70.00	70.00	100	2022	2021		93	31,248	
3	0282	POOL ENCL	0	100	42	25	1,050.00	UT	9.00	9.00	100	2022	2021		75	7,088	
4	0282	POOL ENCL	0	100	25	42	1,050.00	UT	15.00	15.00	100	2023	2022		80	12,600	
5	0166	CONC, PAVMT	0	100	0	0	840.00	UT	3.00	3.00	100	2023	2022		100	2,520	

TOTAL OB/XF													
57,596													

LAND DESCRIPTION																								
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	55,000.00	55,000.00	55,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			401,926
TOTAL MARKET OB/XF VALUE			57,596
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			514,522
SOH/AGL Deduction			57,110
ASSESSED VALUE			457,412
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			406,001
TOTAL JUST VALUE			514,522
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			513,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042728	Screen Enclosure	15,000	09/13/2021
000042360	Swimming Pool and	63,825	07/20/2021
000041733	New Residential C	497,000	04/14/2021
39873	SFR	0	06/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/1053	3/10/2021	WD	Q	V	03	30,000
GRANTOR: EXODUS 4 LLC						
GRANTEE: FORBES JOHN DEE						
1402/0107	12/19/2019	WD	Q	V	05	75,000
GRANTOR: OAKS OF LAKE CITY LLC						
GRANTEE: EXODUS 4 LLC						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=60,20] S37 E16 E1 N6 E18 E7 S4 E16 N54 W14 S10 D3L3 W12 S9 W14 N3 W15 \$													
FOP=[ORIG=60,10] S10 E15 S3 E14 N9 E12 U3R3 N10 W15 S9 W29 \$													
FOP=[ORIG=76,57] S3 E10 N3 E9 N6 W18 S6 W1 \$													
FGR=[ORIG=95,51] S6 S38 E25 N40 W2 W16 N4 W7 \$													