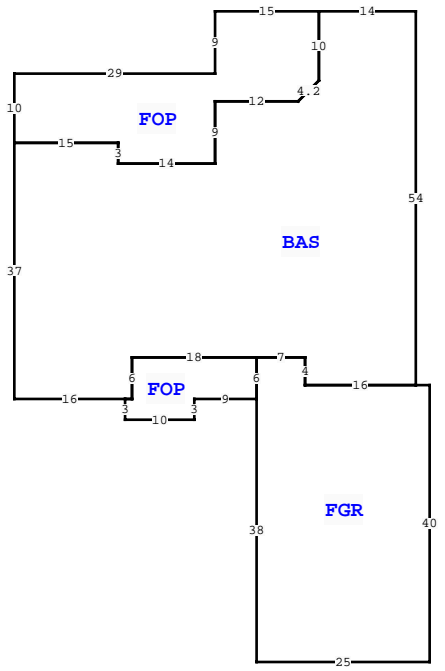




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
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	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/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100		2,283	295,964
FGR	1,028	55		565	73,246
FOP	138	30		41	5,316
FOP	523	30		157	20,353
TOTALS	3,972			3,046	394,879

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	135.04	411,332	2021	2021	0	0	4.00	96.00
1 SINGLE FAM 100% - 2022 Heated Area: 2283 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		394,879	
TOTAL MARKET OB/XF VALUE		57,596	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		507,475	
SOH/AGL Deduction		50,063	
ASSESSED VALUE		457,412	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		406,001	
TOTAL JUST VALUE		507,475	
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						

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	1,380.00	UT	3.00	3.00	100	2022	2021		100	4,140	
2	0280	POOL R/CON	0	100	32	480.00	UT	70.00	70.00	100	2022	2021		93	31,248	
3	0282	POOL ENCL	0	100	42	1,050.00	UT	9.00	9.00	100	2022	2021		75	7,088	
4	0282	POOL ENCL	0	100	25	1,050.00	UT	15.00	15.00	100	2023	2022		80	12,600	
5	0166	CONC, PAVMT	0	100	0	840.00	UT	3.00	3.00	100	2023	2022		100	2,520	
TOTALS															57,596	

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	55,000.00	55,000.00	55,000							