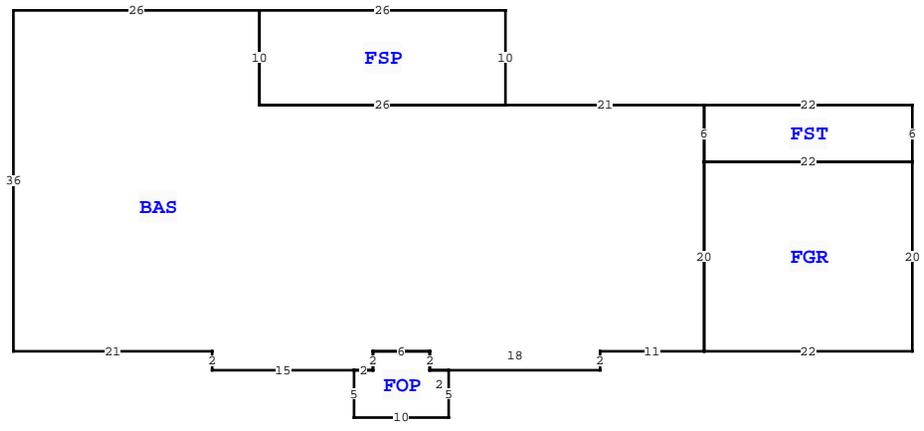


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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		
0100	01	2,666	112.0320	127.72	340,502	1973	1973	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2018 Heated Area: 2228 HX Base Yr 2018													



Quality					
DOR CODE					
MAP NUM					
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,228	100		2,228	184,964
FGR	440	55		242	20,090
FOP	62	30		19	1,578
FSP	260	40		104	8,634
FST	132	55		73	6,061
TOTALS	3,122			2,666	221,326

352 SW HARMONY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

TOTAL OB/XF 1,400

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			221,326
TOTAL MARKET OB/XF VALUE			1,400
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			241,226
SOH/AGL Deduction			136,558
ASSESSED VALUE			104,668
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			53,257
TOTAL JUST VALUE			241,226
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			237,344
SALE:2:1: LOT 6, BLK 1, PINE KNOLL			
SALE:1:1: LOT 6 BLOCK 1 PINE KNOLL			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/2303	12/28/2017	WD	U	I	11	100
GRANTOR: JOSEPH & BRENDA J GEN						
GRANTEE: JOSEPH & BRENDA J G						
1296/2180	6/21/2015	WD	Q	I	01	125,000
GRANTOR: DAMIEN C & ISABEL HAR						
GRANTEE: JOSEPH & BRENDA J G						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W21 FSP= N10 W26 S10 E26\$ W26 N10 W26 S36 E21 S2 E15 FOP= S5 E10 N5 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E18 N2 E11 FGR= E22 N20 W22 S20\$ N20 FST= E22 N6 W22 S6\$ N6\$.													