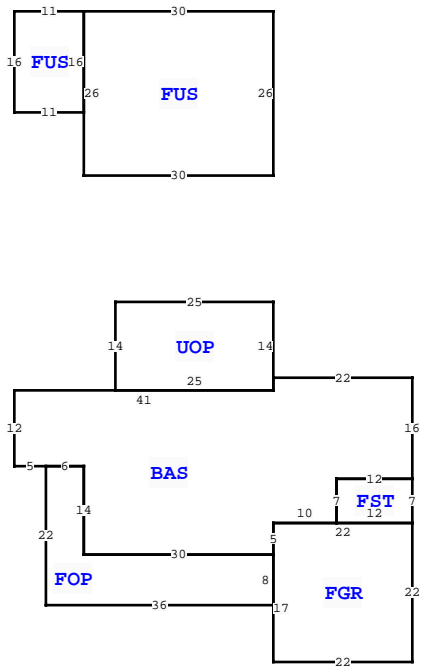


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	01	NONE	100		
Stories	1.5	1.5	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	19417.030	1.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100		1,334	107,728
FGR	484	55		266	21,481
FOP	372	30		112	9,045
FST	84	55		46	3,715
FUS	176	100		176	14,213
FUS	780	100		780	62,990
UOP	350	20		70	5,653
TOTALS	3,580			2,784	224,825

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%	- 2020								
				Heated Area: 2290			HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		224,825	
TOTAL MARKET OB/XF VALUE		4,000	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		247,325	
SOH/AGL Deduction		64,103	
ASSESSED VALUE		183,222	
TOTAL EXEMPTION VALUE	HX HB VX SX	106,411	
BASE TAXABLE VALUE		76,811	
TOTAL JUST VALUE		247,325	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,325	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048957	Roof Replacement	46,704	01/04/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/1590	3/15/2018	WD	Q	I	01	195,000
GRANTOR: PAUL A MCKISSOCK						
GRANTEE: LARRY LAMONT & MARG						
0527/0125	12/01/1983	WD	Q	V	01	6,500
GRANTOR:						
GRANTEE:						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W41 S12 E5 FOP= S22 E36N8 W30 N14 W6\$ E6 S14 E30 FGR= S17 E22 N22 W22 S5\$ N5 E10 FST= E12 N7 W12 S7\$ N7 E12 N16 W22 S2\$ UOP= N14 W25 S14 E25\$ PTR= N60 FUS= W30 FUS= W11 S16 E11 N16\$ S26 E30N26\$ S60\$.	

EXTRA FEATURES															478 SW HARMONY LN, LAKE CITY	
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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200
2	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	1993	1993	3	100	800
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	200
4	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	1,800

LAND DESCRIPTION										TOTAL OB/XF										4,000				
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							