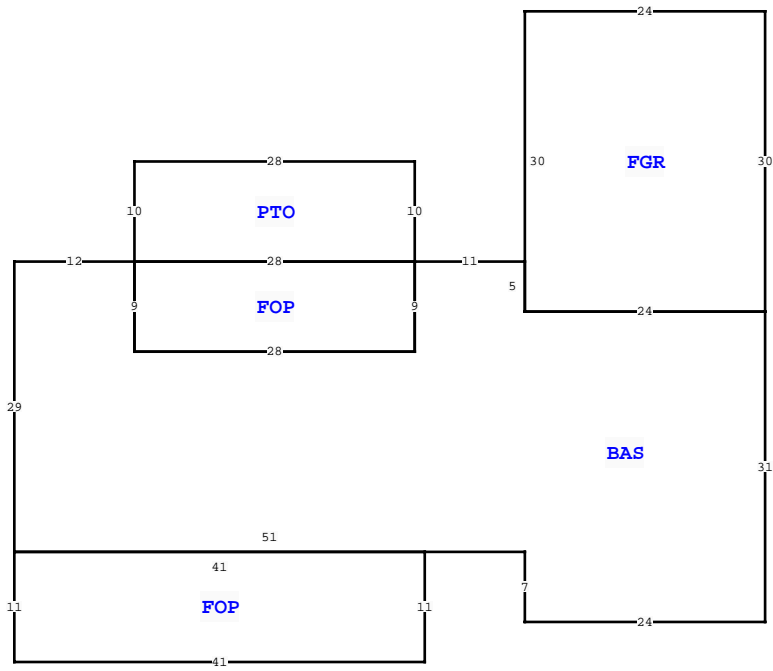


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,971	100	
FGR	720	55	
FOP	252	30	
FOP	451	30	
PTO	280	5	
TOTALS	3,674		

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% - 2009			373,404	2006	2006	0	0	19.00	81.00
Heated Area: 1971 HX Base Yr 2009											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			302,457
TOTAL MARKET OB/XF VALUE			59,547
TOTAL LAND VALUE - MARKET			74,750
TOTAL MARKET VALUE			436,754
SOH/AGL Deduction			137,227
ASSESSED VALUE			299,527
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			248,116
TOTAL JUST VALUE			436,754
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			424,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054095	Roof Replacement	22,939	09/19/2025
28768	POOL	270	08/03/2010
28130	GARAGE	216	10/08/2009
23543	SFR	563	08/26/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/2138	12/30/2008	WD	Q	I	01	279,000
GRANTOR: CARL BULLARD						
GRANTEE: MICHAEL & LAUREL LO						
1038/0365	2/16/2005	QC	Q	V	03	100
GRANTOR: DEESE						
GRANTEE: BULLARD						

EXTRA FEATURES															BLD DATE		LGL DATE			
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	BLD DATE	LGL DATE	
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000		05/06/2026	MLU	
2	0166	CONC, PAVMT	0	100	0	0	945.00	UT	3.00	3.00	100	2006	2006	3	100	2,835				
3	0280	POOL R/CON	0	100	0	0	580.00	UT	56.00	56.00	100	2010	2010	3	65	21,112				
4	0210	GARAGE U	0	100	54	30	1,620.00	UT	20.00	20.00	100	2008	2008	3	100	32,400				
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200				
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000				
TOTALS																	2419 SW ICHETUCKNEE AVE, LAKE CITY			

BUILDING NOTES														
BAS= W11 PTO= N10 W28 S10 E28\$ FOP= W28 S9 E28 N9 \$ S9 W28 N9 W12 S29 FOP= S11 E41 N11 W41\$ E51 S7 E24 N31 FGR= N30 W24 S30 E24\$ W24 N5\$.														

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			0.00	0.00	5.75	AC		1.00	1.00	1.00	13,000.00	13,000.00	74,750							