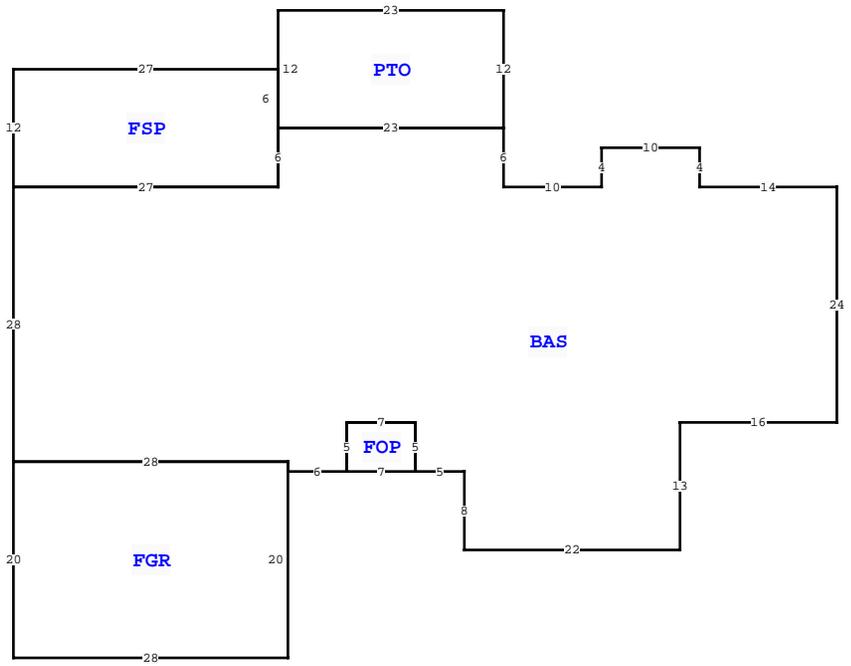


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architctual	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	01
NEIGHBORHOOD/LOC	20316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,647	100	
FGR	560	55	
FOP	35	30	
FSP	324	40	
PTO	276	5	
TOTALS	3,842		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,109	126.2940	143.98	447,634	1986	1986	0	0	35.00	65.00
1 SINGLE FAM 100% - 2026 Heated Area: 2647 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			290,962
TOTAL MARKET OB/XF VALUE			19,352
TOTAL LAND VALUE - MARKET			50,540
TOTAL MARKET VALUE			360,854
SOH/AGL Deduction			0
ASSESSED VALUE			360,854
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			309,443
TOTAL JUST VALUE			360,854
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			355,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1088	4/21/2023	WD	Q	I	01	390,000
GRANTOR: FALGOUST JAMES						
GRANTEE: SKINNER JOY						
1422/0675	10/14/2020	WD	Q	I	01	299,900
GRANTOR: ROBERT G FOWLER & VIR						
GRANTEE: JAMES FALGOUST & DA						

EXTRA FEATURES		307 NW FETT WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0180	FPLC 1STRY	0 100
3	0280	POOL R/CON	0 100
4	0040	BARN, POLE	18 25
5	0294	SHED WOOD/	0 100
6	0169	FENCE/WOOD	0 100

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0280	POOL R/CON	0	100	32	512.00	UT	105.00	105.00	20	1987	1987	3	20	10,752	
4	0040	BARN, POLE	0	100	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
5	0294	SHED WOOD/	0	100	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
6	0169	FENCE/WOOD	0	100	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
TOTAL OB/XF 19,352																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 N4 W10 S4 W10 N6 PTO= N12 W23 S12 E23\$ W23 FSP= N6 W27 S12 E27 N6\$ S6 W27 S28 FGR= S20 E28 N20 W28\$E28 S1 E6 FOP= E7 N5 W7 S5\$ N5 E7 S5 E5 S8 E22 N13 E16 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF 19,352																						
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		A-3	0.00	0.00	3.61	AC		1.00	1.00	1.00	14,000.00	14,000.00	50,540							