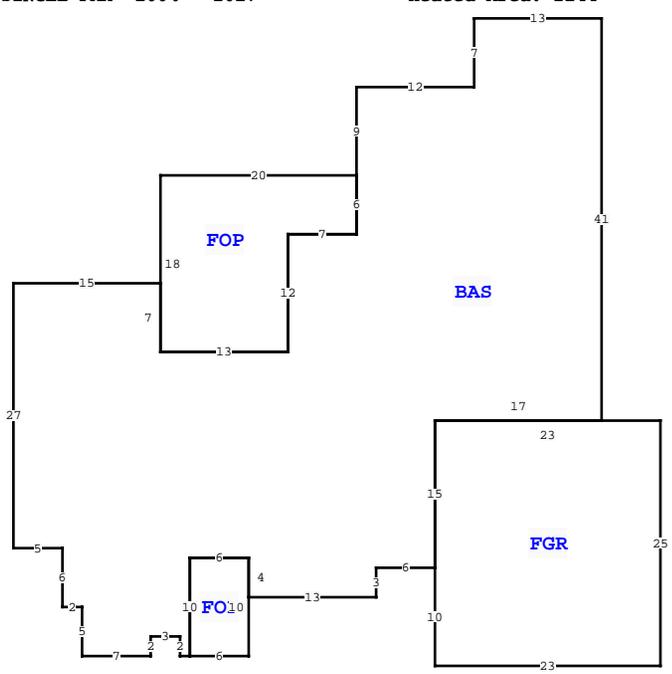


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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
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	2,144	100	
FGR	575	55	
FOP	60	30	
FOP	276	30	
TOTALS	3,055		

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%	2017	141.47	362,305	1994	1994	0	0	35.00	65.00	Heated Area: 2144 HX Base Yr 2017	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			235,498
TOTAL MARKET OB/XF VALUE			2,990
TOTAL LAND VALUE - MARKET			62,700
TOTAL MARKET VALUE			301,188
SOH/AGL Deduction			135,782
ASSESSED VALUE			165,406
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			113,995
TOTAL JUST VALUE			301,188
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050170	Roof Replacement	16,400	06/21/2024
7700	SFR	58,000	10/18/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/2215	6/10/2016	WD	U	I	12	214,000

GRANTOR: FEDERAL NATIONAL MORT
GRANTEE: TREVOR KONDAS
1301/1612 9/24/2015 CT U V 18 100
GRANTOR: CLERK OF COURTS
GRANTEE: FEDERAL NATIONAL MO

EXTRA FEATURES		319 NW FETT WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	0.00
2	0180	FPLC 1STRY	2,000.00

TOTAL OB/XF														2,990	
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	0.00	0.00	100	0	0	3	100	990	
2	0180	FPLC 1STRY	0	100	0	0	2,000.00	2,000.00	100	0	0	3	100	2,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W13 S7 W12 S9 FOP= W20 S18 E13 N12 E7 N6\$ S6 W7 S12 W13 N7 W15 S27 E5 S6 E2 S5 E7 N2 E3 S2 E1 FOP= E6 N10 W6 S10\$ N10 E6 S4 E13 N3 E6 FGR= S10 E23 N25 W23 S15\$ N15E17 N41\$.	

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	DPHT 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	4.18	AC		1.00	1.00	1.00	15,000.00	15,000.00	62,700							