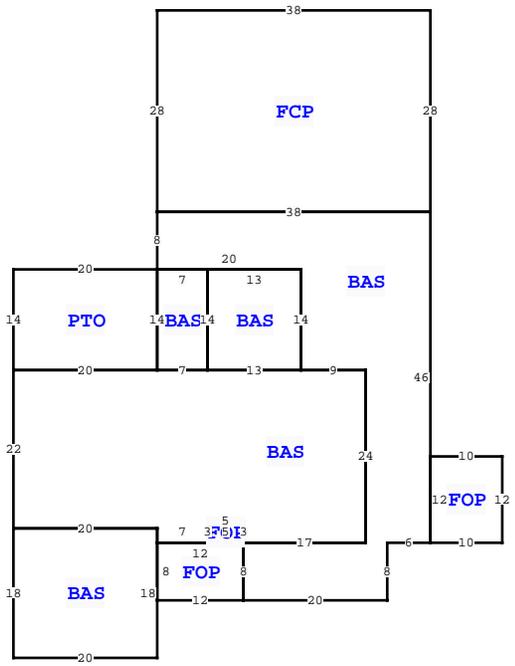


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,042	116.7265	133.07	404,799	1989	2005	0	0	20.00	80.00		
1 SINGLE FAM 0% - 2024 Heated Area: 2693 HX Base Yr													



MAP NUM	MKT AREA	01			
20316.010	1.00/				
NEIGHBORHOOD/LOC	20316.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	98	100		98	10,433
BAS	182	100		182	19,375
BAS	360	100		360	38,324
BAS	932	100		932	99,217
BAS	1,121	100		1,121	119,337
FCP	1,064	25		266	28,318
FOP	15	30		4	426
FOP	96	30		29	3,087
FOP	120	30		36	3,833
PTO	280	5		14	1,490
TOTALS	4,268			3,042	323,839

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			323,839
TOTAL MARKET OB/XF VALUE			24,280
TOTAL LAND VALUE - MARKET			34,400
TOTAL MARKET VALUE			382,519
SOH/AGL Deduction			0
ASSESSED VALUE			382,519
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			382,519
TOTAL JUST VALUE			382,519
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			377,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043681	Roof Replacement	4,500	02/09/2022
24778	ADDN SFR	780	07/21/2006
8072	ADDN SFR	9,433	02/16/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/2316	8/24/2020	QC	U	I	11	100
GRANTOR: KRISTIN MORRISON						
GRANTEE: MICHAEL A MORRISON						
0924/0635	4/06/2001	WD	Q	I		97,900
GRANTOR: JERRY & TARA COURSON						
GRANTEE: MICHAEL & KRISTIN M						

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,914	
2	0021	BARN, FR AE	0	0	24	36	UT	19.00	19.00	100	1993	1993	3	100	16,416	
3	0169	FENCE/WOOD	0	0	0	0	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	0252	LEAN-TO W/	0	0	0	0	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0294	SHED WOOD/	0	0	0	0	UT	650.00	650.00	100	2023	2022		100	650	
6	0169	FENCE/WOOD	0	0	0	0	UT	800.00	800.00	100	2023	2022		100	800	

TOTAL OB/XF													
24,280													
313 NW BROOK LOOP, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
04/20/2026 MLU													
AG DATE													

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W9 BAS= N14 W13 S14 E13\$ W13 BAS= N14 W7 S14E7\$ W7 PTO= N14 W20 S14 E20\$ W20 S22 BAS= S18 E20 N18 W20\$ E20 S2 FOP= S8 E12 N8 W12\$ E7 FOP= E5 N3 W5 S3\$ N3 E5 S3 BAS= S8 E20 N8 E6 FOP= E10 N12 W10 S12\$ N46 FCP= N28 W38 S28 E38\$ W38 S8 E20 S14 E9 S24 W17\$ E17N24\$.						

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	0		A-3	0.00	0.00	1.72	AC		1.00	1.00	1.00	20,000.00	20,000.00	34,400							