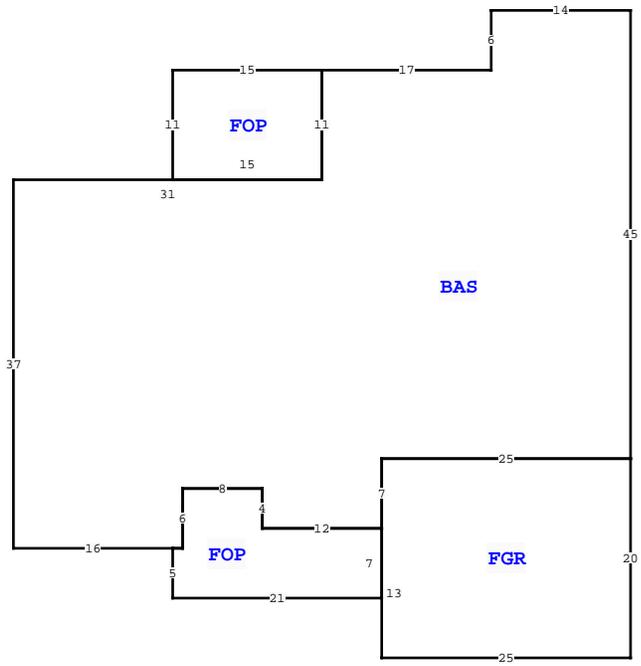




ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 80			
Interior Floo	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	04	04 100			
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	20316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,422	100		2,422	360,080
FGR	500	55		275	40,884
FOP	165	30		50	7,434
FOP	177	30		53	7,879
TOTALS	3,264			2,800	416,277

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,800	138.7386	158.16	442,848	2019	2019	0	0	6.00	94.00		
1 SINGLE FAM 100% - 2024 Heated Area: 2422 HX Base Yr 2024													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			416,277	
TOTAL MARKET OB/XF VALUE			23,606	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			494,883	
SOH/AGL Deduction			8,557	
ASSESSED VALUE			486,326	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			434,915	
TOTAL JUST VALUE			494,883	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			491,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39385	STORAGE	0	03/03/2020
37483	SFR	1,106	11/28/2018
26142	ENT. SIGN FOR	150	08/16/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/892	12/17/2021	WD	Q	I	01	495,000
GRANTOR: TUTEN TRAVIS R						
GRANTEE: PLEWE JAROM L						
1390/1841	8/05/2019	WD	Q	I	01	324,900
GRANTOR: BROWN ROAD BUILDERS I						
GRANTEE: TRAVIS R & LAINE T						

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	100	0	1,553.00	UT	2.00	2.00	100	2019	2019	3	100	3,106	
2	0210	GARAGE U	0	100	30	1.00	UT	19,200.00	19,200.00	100	2021	2020		100	19,200	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	1,300.00	1,300.00	100	2023	2022		100	1,300	

TOTAL OB/XF														23,606			
174 NW HIGH POINT DR, LAKE CITY																	
														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	
																04/20/2026 MLU	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W14 S6 W17 FOP= W15 S11 E15 N11\$ S11 W31 S37 E16 FOP= S5 E21 N7 W12 N4 W8 S6 W1\$ E1 N6 E8 S4 E12 FGR= S13 E25 N20 W25 S7\$ N7 E25 N45 \$.													

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								