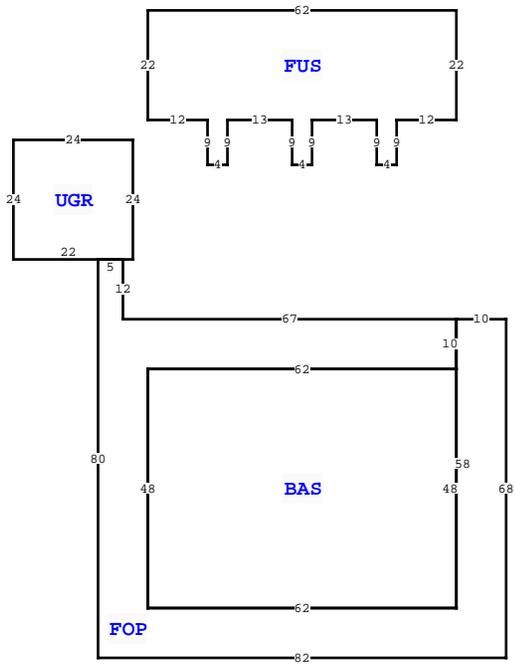




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	15	HARDTILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 100			
Architctual Units	05	CONV 100 0 100			
Quality	05	05			
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	2,976	100		2,976	351,732
FOP	2,660	30		798	94,315
FUS	1,472	100		1,472	173,975
UGR	576	45		259	30,611
TOTALS	7,684			5,505	650,633

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	5,505	119.1645	135.85	747,854	2012	2012	0	0	13.00	87.00	
1 SINGLE FAM			100% - 2013	Heated Area: 4448		HX Base Yr 2013						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			650,633
TOTAL MARKET OB/XF VALUE			11,964
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			717,597
SOH/AGL Deduction			269,650
ASSESSED VALUE			447,947
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			396,536
TOTAL JUST VALUE			717,597
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			713,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051718	Roof Replacement	28,000	12/05/2024
000047816	Electrical Servic	0	08/03/2023
29916	SFR	1,911	02/03/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1195/2580	6/10/2010	WD Q	Q	V	01	34,900
GRANTOR: BROWN ROAD PROPERTIES						
GRANTEE: KEVIN & PEGGY MINER						
1189/1043	2/19/2010	WD U	U	V	38	550,000
GRANTOR: HIGHPOINT FARMS LLC						
GRANTEE: BROWN ROAD PROPERTI						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
2	0166	CONC, PAVMT	0	100	18	2,832.00	UT	2.00	2.00	100	2014	2014	3	100	5,664	
3	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

TOTAL OB/XF														
498 NW HIGH POINT DR, LAKE CITY														
BLD DATE			LGL DATE			XF DATE			LAND DATE			AG DATE		
			04/07/2025						MLU					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W62 S48 E62 N48\$ FOP= N10 W67 N12 UGR= E2 N24 W24 S24 E22\$ W5 S80 E82 N68 W10 S58 W62 N48 E62\$ PTR= N50 FUS= N22 W62 S22 E12 S9 E4 N9 E13 S9 E4 N9 E13 S9 E4 N9 E12\$ S50\$.												

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								