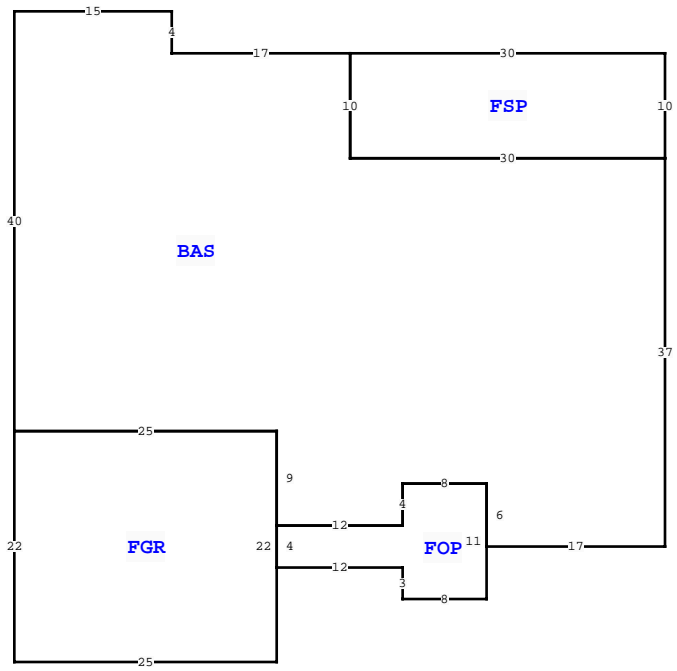


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,790	121.5984	136.19	379,970	2017	2017	0	0	8.00	92.00		
1 SINGLE FAM 100% - 2020 Heated Area: 2327 HX Base Yr 2020													



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	2,327	100		2,327	291,561
FGR	550	55		302	37,839
FOP	136	30		41	5,137
FSP	300	40		120	15,036
TOTALS	3,313			2,790	349,572

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			349,572	
TOTAL MARKET OB/XF VALUE			7,304	
TOTAL LAND VALUE - MARKET			55,000	
TOTAL MARKET VALUE			411,876	
SOH/AGL Deduction			107,618	
ASSESSED VALUE			304,258	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			252,847	
TOTAL JUST VALUE			411,876	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			415,676	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041559	Roof Replacement	20,077	03/19/2021
34796	SFR	912	01/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/0348	3/11/2019	WD Q	Q	I	01	320,000
GRANTOR: FRANK E & KATHY J SLA						
GRANTEE: EDWARD A REEDER & C						
1346/2581	10/27/2017	WD Q	Q	I	01	284,900
GRANTOR: BROWN ROAD BUILDERS I						
GRANTEE: FRANK E & KATHY J S						

EXTRA FEATURES														475 NW HIGH POINT DR, LAKE CITY		
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	2.00	2.00	100	2017	2017	3	100	5,804	
2	0296	SHED METAL	0	100	0	0	0	1.00	0.00	100	2017	2017	3	100	1,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W17 N4 W15 S40 FGR= S22 E25 N22 W25\$ E25 S9 FOP= S4 E12 S3 E8 N11 W8 S4 W12\$ E12 N4 E8 S6 E17 N37 FSP= N10 W30 S10 E30\$ W30 N10\$.	

LAND DESCRIPTION										TOTAL OB/XF										7,304				
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							