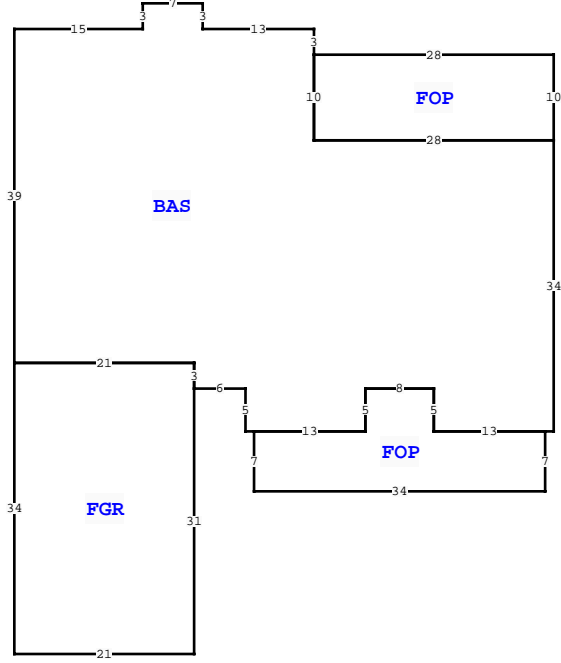


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	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
BAS	2,380	100	
FGR	714	55	
FOP	278	30	
FOP	280	30	
TOTALS	3,652		
		2,940	387,882

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%	- 2022									Heated Area: 2380	
												HX Base Yr 2022	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				387,882	
TOTAL MARKET OB/XF VALUE				7,200	
TOTAL LAND VALUE - MARKET				49,500	
TOTAL MARKET VALUE				444,582	
SOH/AGL Deduction				138,741	
ASSESSED VALUE				305,841	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				254,430	
TOTAL JUST VALUE				444,582	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				448,623	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040746	New Residential C	200,000	04/01/2021
40746	SFR	0	10/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1413/1525	6/16/2020	WD Q	V	01		37,500
GRANTOR: BROWN ROAD PROPERTIES						
GRANTEE: THOMAS G & LAURA J						
1189/1043	2/19/2010	WD 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	0166	CONC,PAVMT	0	100	0	0			3.00	100	2022	2021		100	7,200	

BLD DATE				LGL DATE					
XF DATE				LAND DATE					
INC DATE				AG DATE					
417 NW HIGH POINT DR, LAKE CITY								04/20/2026	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=70,10] S39 E21 S3 E6 S5 E1 E13 N5 E8 S5 E13 E1 N34 W28 N10 N3 W13 N3 W7 S3 W15 \$													
FOP=[ORIG=105,13] S10 E28 N10 W28 \$													
FOP=[ORIG=98,57] S7 E34 N7 W13 N5 W8 S5 W13 \$													
FGR=[ORIG=70,49] S34 E21 N31 N3 W21 \$													

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	0.90	55,000.00	49,500.00	49,500							