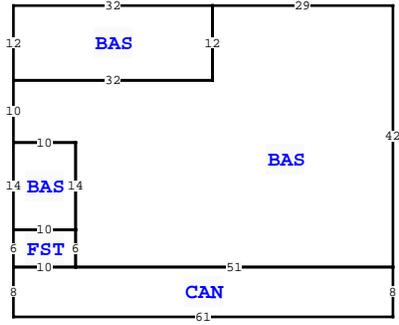
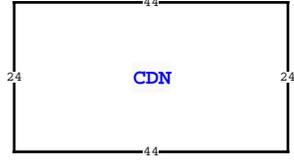




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		6	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	NBHD CONVE	0%	- 0									Heated Area: 2502 HX Base Yr	



Quality	05	05			
DOR CODE	1126	CONV STORE/GAS			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	20317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	6,057
BAS	384	100		384	16,614
BAS	1,978	100		1,978	85,578
CAN	488	30		146	6,317
CDN	1,056	35		370	16,008
FST	60	50		30	1,298
TOTALS	4,106			3,048	131,872

2044 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0166	CONC,PAVMT	0	0	12	35	420.00	UT	1.50	1.50	100	1999	1999	3	100	630	

TOTAL OB/XF 5,630

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	1410	C	CONV STORE	0		00	0.00	150.00	18,000.00	SF		1.00	1.00	1.00	0.75	0.75	13,500							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE			131,872		
TOTAL MARKET OB/XF VALUE			5,630		
TOTAL LAND VALUE - MARKET			13,500		
TOTAL MARKET VALUE			151,002		
SOH/AGL Deduction			0		
ASSESSED VALUE			151,002		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			151,002		
TOTAL JUST VALUE			151,002		
NCON VALUE			0		
INCOME VALUE			0		
PREVIOUS YEAR MKT VALUE			142,757		
LAND:1:1: 0.41 AC					

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1213/0380	10/14/2010	WD	U	I	11	0
GRANTOR: MANOUCHEHR HESHMAT						
GRANTEE: MANOUCH INVESTMENT						
0858/2025	4/24/1998	WD	Q	I		105,000
GRANTOR: J MILLER AS TRUSTEE						
GRANTEE: MANOUCHEHR HESHMAT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W29 BAS= W32 S12 E32 N12\$ S12 W32 S10 BAS= S14 E10N14 W10\$ E10 S14 FST= W10 S6 E10 N6\$ S6 CAN= W10 S8 E61 N8 W51\$ E51 N42\$ PTR= N30 CDN= N24 W44 S24 E44\$ S30\$.