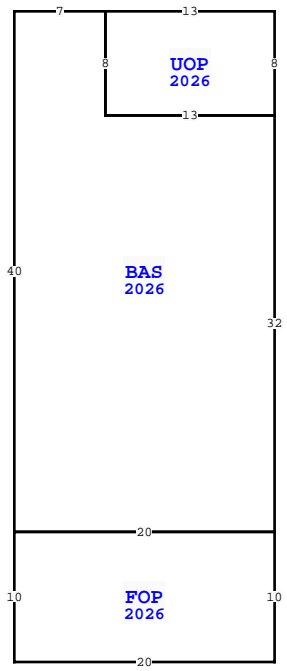


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	09	PINE WOOD	100
Interior Floor	00	N/A	0
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	696	100	2026
FOP	200	30	2026
UOP	104	20	2026
TOTALS	1,000		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026		Heated Area: 696					HX Base Yr			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			56,960
TOTAL MARKET OB/XF VALUE			3,300
TOTAL LAND VALUE - MARKET			7,405
TOTAL MARKET VALUE			67,665
SOH/AGL Deduction			510
ASSESSED VALUE			67,155
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			67,155
TOTAL JUST VALUE			67,665
NCON VALUE			56,960
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			12,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/909	11/12/2024	WD	Q	I	01	15,000
GRANTOR: NGUYEN SANDY PHUONG						
GRANTEE: HO DEP T						
1512/1541	4/03/2024	WD	Q	I	01	12,000
GRANTOR: CRUZ NANCY IVELISSE C						
GRANTEE: NGUYEN SANDY PHUONG						

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
2	0070	CARPORT UF	0	0	24	25		600.00	UT 5.50	100	2025	2024		100	3,300	

TOTAL OB/XF														3,300
179 NE AUDIE TER, LAKE CITY														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2026;ORIG=90,40] E20 N32 W13 N8 W7 S40 \$													
FOP=[YR=2026;ORIG=90,40] S10 E20 N10 W20 \$													
UOP=[YR=2026;ORIG=97,8] E13 N8 W13 S8 \$													

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	0		00	0.00	0.00	7,405.00	SF		1.00	1.00	1.00	1.00	1.00	7,405							