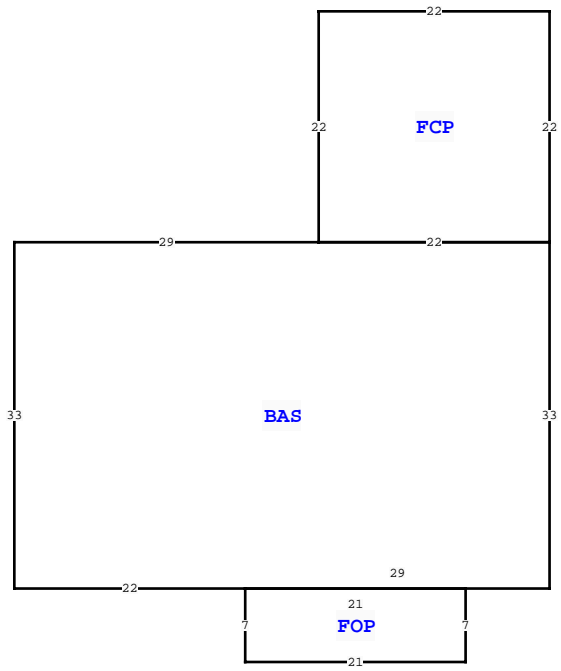


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,683	100	
FCP	484	25	
FOP	147	30	
TOTALS	2,314		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,848	104.7816	117.36	216,881	2002	2002	0	0	23.00	77.00		
1 SINGLE FAM 100% - 2019 Heated Area: 1683 HX Base Yr 2019													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	166,998			
TOTAL MARKET OB/XF VALUE	6,000			
TOTAL LAND VALUE - MARKET	24,480			
TOTAL MARKET VALUE	197,478			
SOH/AGL Deduction	64,990			
ASSESSED VALUE	132,488			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	81,077			
TOTAL JUST VALUE	197,478			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	194,207			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046510	Roof Replacement	17,600	02/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/1514	7/12/2018	WD	U	I	30	100,000

GRANTOR: RONALD H & TERESA H B  
 GRANTEE: ERNEST BERNARD III

EXTRA FEATURES		204 SW FEDORA WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0296	SHED METAL	0 100
3	0031	BARN, MT AE	0 100
4	0166	CONC, PAVMT	0 100

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	1.00	UT	0.00	0.00	100	2002	2002	3	100	500	
2	0296	SHED METAL	0 100	10	14	140.00	UT	5.00	5.00	100	2002	2002	3	100	700	
3	0031	BARN, MT AE	0 100	25	30	1.00	UT	0.00	0.00	100	2002	2002	3	100	3,000	
4	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	1,800	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W29 S33 E22 FOP= S7 E21 N7 W21\$ E29 N33 FCP= N22 W22 S22 E22\$ W22\$.	

LAND DESCRIPTION		TOTAL OB/XF														6,000								
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		A-1	0.00	0.00	1.36	AC		1.00	1.00	1.00	18,000.00	18,000.00	24,480							