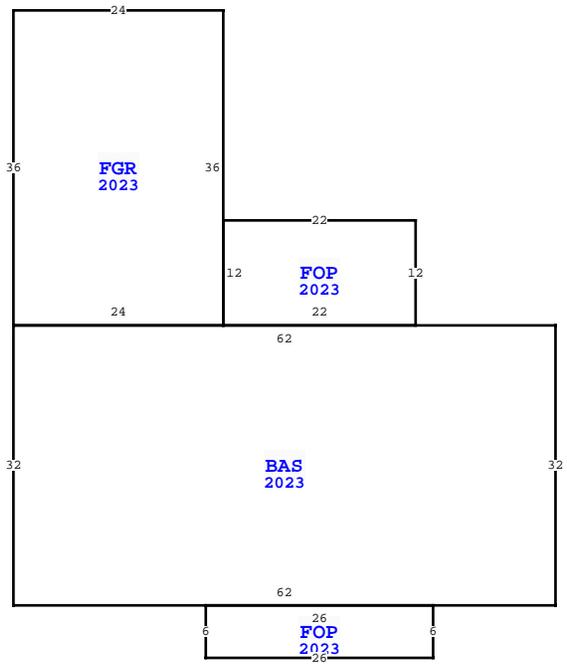


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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	21316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,984	100	2023
FGR	864	55	2023
FOP	156	30	2023
FOP	264	30	2023
TOTALS	3,268		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,585	119.5040	136.23	352,155	2022	2022	0	0	3.00	97.00
1 SINGLE FAM			100% - 2023	Heated Area: 1984		HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		341,590	
TOTAL MARKET OB/XF VALUE		13,000	
TOTAL LAND VALUE - MARKET		82,440	
TOTAL MARKET VALUE		437,030	
SOH/AGL Deduction		120,092	
ASSESSED VALUE		316,938	
TOTAL EXEMPTION VALUE	HX HB DX	56,411	
BASE TAXABLE VALUE		260,527	
TOTAL JUST VALUE		437,030	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		425,336	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042989	New Residential C	180,000	10/20/2021
40152	TR/TRAILER	0	07/15/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1116/0130	4/04/2007	WD	Q	V	01	165,000

GRANTOR: RHONDA WARD
GRANTEE: MICHAEL & ROSALIE B
1048/1853 6/13/2005 QC Q V 01 100
GRANTOR: WILLIAM F WARD
GRANTEE: RHONDA WARD

EXTRA FEATURES		669 NW BERT AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	9945	Well/Sept	0 100
2	0296	SHED METAL	0 100
3	0296	SHED METAL	0 100
4	0296	SHED METAL	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	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
3	0296	SHED METAL	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	0296	SHED METAL	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=9,-20] W62 S32 E62 N32 \$	
FGR=[YR=2023;ORIG=-53,-56] E24 S36 W24 N36 \$	
FOP=[YR=2023;ORIG=-29,-32] E22 S12 W22 N12 \$	
POP=[YR=2023;ORIG=-31,12] E26 S6 W26 N6 \$	

LAND DESCRIPTION		TOTAL OB/XF 13,000																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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			0.00	0.00	9.16	AC		1.00	1.00	1.00	9,000.00	9,000.00	82,440							