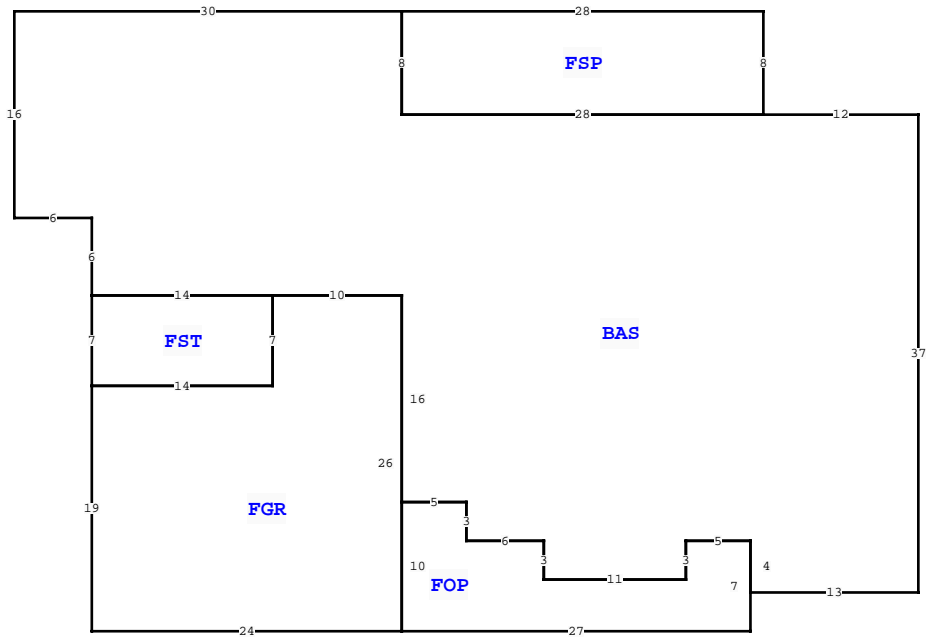


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	21416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,014	100	
FGR	526	55	
FOP	171	30	
FSP	224	40	
FST	98	55	
TOTALS	3,033		

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%	2012		345,623	2005	2005	0	0	20.00	80.00
			Heated Area: 2014				HX Base Yr 2012				



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		
VALUATION BY	Tax Group: 3	STANDARD
BUILDING MARKET VALUE		276,498
TOTAL MARKET OB/XF VALUE		3,856
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		315,354
SOH/AGL Deduction		101,580
ASSESSED VALUE		213,774
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,363
TOTAL JUST VALUE		315,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042654	Roof Replacement	14,400	08/31/2021
22384	SFR	599	10/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1222/1269	9/30/2011	WD Q	Q	I	01	174,900
GRANTOR: CONRAD & RUTH MORGAN						
GRANTEE: FABIAN C & ALIE R W						
1024/2070	8/27/2004	WD Q	Q	V		24,000
GRANTOR: BLONDINA STEVENS						
GRANTEE: CONRAD & RUTH MORGAN						

EXTRA FEATURES		272 SW SHORT LEAF DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	2.00
2	0296	SHED METAL	0.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	1,328.00	UT	2.00	2.00	100	2005
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014
TOTAL OB/XF VALUE: 3,856											

BUILDING NOTES	
BAS= W12 FSP= N8 W28 S8 E28\$ W28 N8 W30 S16 E6 S6 FST= S7 E14 N7 W14\$ E14 FGR= S7 W14 S19 E24 N26 W10 \$ E10 S16 FOP= S10 E27 N7 W5 S3 W11 N3 W6 N3 W5\$ E5 S3 E6 S3 E11 N3 E5 S4 E13 N37\$.	

BUILDING DIMENSIONS	
BAS= W12 FSP= N8 W28 S8 E28\$ W28 N8 W30 S16 E6 S6 FST= S7 E14 N7 W14\$ E14 FGR= S7 W14 S19 E24 N26 W10 \$ E10 S16 FOP= S10 E27 N7 W5 S3 W11 N3 W6 N3 W5\$ E5 S3 E6 S3 E11 N3 E5 S4 E13 N37\$.	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							