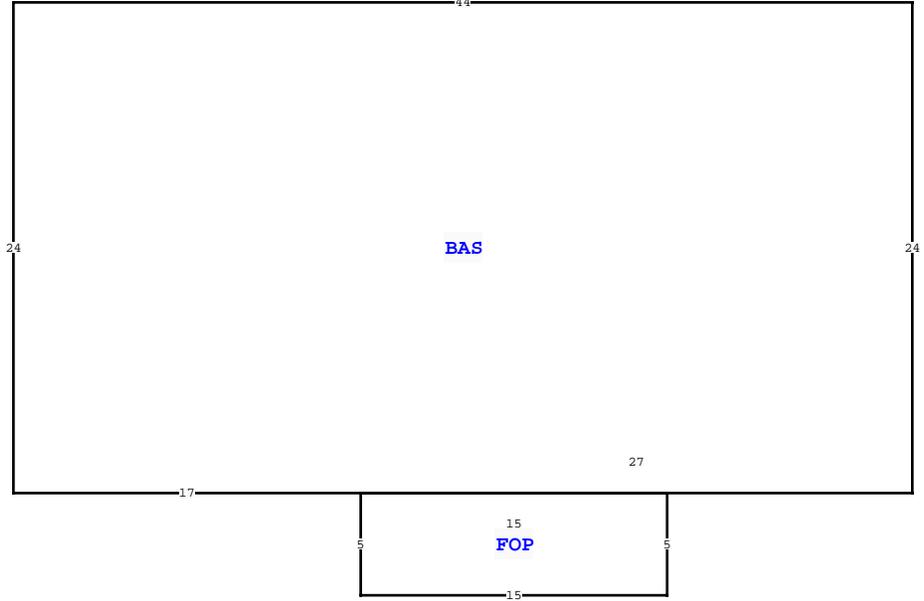


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
11	CLAY TILE 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
02	WOOD FRAME 100				
1.1	1.100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
			03		
	22216.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	107,934
FOP	75	30		22	2,249
TOTALS	1,131			1,078	110,182

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%	2006									
				Heated Area: 1056				HX Base Yr 2006				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		110,182	
TOTAL MARKET OB/XF VALUE		1,850	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		124,032	
SOH/AGL Deduction		43,054	
ASSESSED VALUE		80,978	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		29,567	
TOTAL JUST VALUE		124,032	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		122,404	
SALE: 2:1: SALE INCLUDED OTHER LOTS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044967	Roof Replacement	3,460	07/15/2022
23600	SFR	326	09/13/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1055/2659	8/22/2005	WD	Q	V		11,900
GRANTOR: THOMAS CUSHMAN						
GRANTEE: EVA L SHEPPARD						
0990/2751	8/08/2003	WD	Q	V		16,000
GRANTOR: PHILPOT & CREWS						
GRANTEE: THOMAS M CUSHMAN						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
154 NW SPARR LN, LAKE CITY								05/07/2026		MLU			

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,200	

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W44 S24 E17 FOP= S5 E15 N5 W15\$ E27 N24\$.												

LAND DESCRIPTION																								
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	12,000.00	12,000.00	12,000							

TOTAL OB/XF												
1,850												