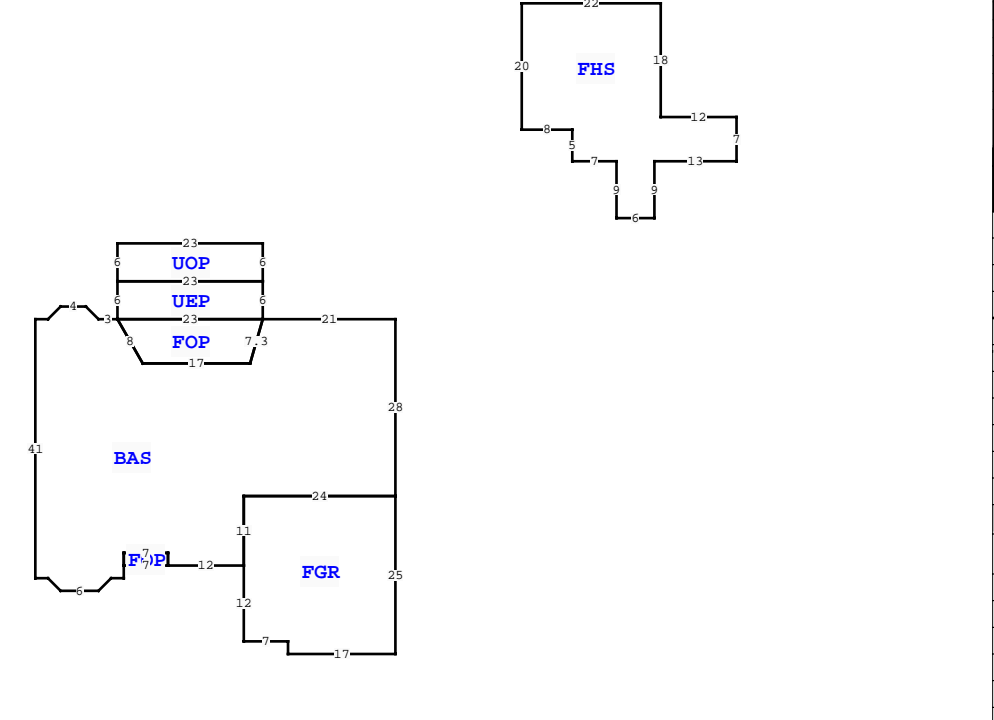


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,729	129.8405	145.42	396,851	1999	1999	0	0	27.30	72.70

1 SINGLE FAM 100% - 2017 Heated Area: 2509 HX Base Yr 2017



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
07 07	0100	SINGLE FAMILY	22316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100		1,861	196,746
FGR	586	55		322	34,042
FHS	648	60		389	41,125
FOP	14	30		4	423
FOP	140	30		42	4,441
UEP	138	60		83	8,775
UOP	138	20		28	2,960
TOTALS	3,525			2,729	288,511

1306 NW SCENIC LAKE DR, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			288,511
TOTAL MARKET OB/XF VALUE			47,182
TOTAL LAND VALUE - MARKET			99,000
TOTAL MARKET VALUE			434,693
SOH/AGL Deduction			102,464
ASSESSED VALUE			332,229
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			280,818
TOTAL JUST VALUE			434,693
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			439,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055608	Roof Replacement	31,940	05/06/2026
000042735	Remodel	15,000	09/13/2021
36184	POOL	294	01/11/2018
12983	SFR	380	08/27/1997
9850	PUMP/UTPOL	30	06/16/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/0518	7/22/2016	WD Q	Q	I	01	299,000

GRANTOR: RUTH RENE BERNECKER
GRANTEE: JOSHUA G & CASEY C
1226/2380 12/14/2011 WD U I 30 170,000
GRANTOR: WILLIAM C & JENNIFER
GRANTEE: RUTH RENE BERNECKER

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W21 UEP= N6 UOP= N6 W23 S6 E23\$ W23 S6 E23\$ FOP= W23 D7 R4 E17 R2 U7 \$ D7 L2 W17 L4 U7 W3 U2 L2 W4 L2 D2 W2 S41 E2 D2 R2 E6 R2 U2 E2 N2 FOP= E7 N2 W7 S2\$ N2 E7 S2 E12 FGR= S12 E7 S2 E17 N25 W24 S11\$ N11 E24 N28\$ PTR= N30 E20 FHS= E8 S5 E7 S9 E6 N9 E13 N7 W12 N18 W22S20\$ S30 W20\$.	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	99,000.00	99,000.00	99,000							