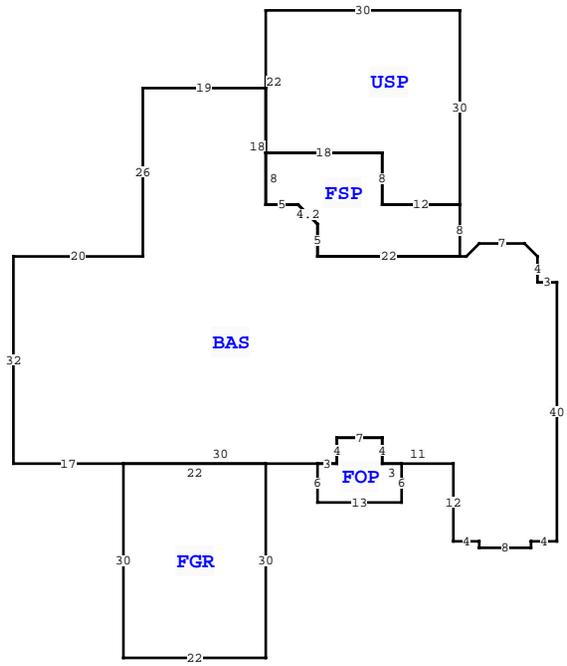


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	MSNRY STUC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	15	HARDTILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
Frame	03	MASONRY 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		22316.010 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,420	100		3,420	370,282
FGR	660	55		363	39,302
FOP	106	30		32	3,465
FSP	325	40		130	14,075
USP	756	35		265	28,692
TOTALS	5,267			4,210	455,815

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%	- 2018									
Heated Area: 3420						HX Base Yr 2018						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		455,815	
TOTAL MARKET OB/XF VALUE		13,764	
TOTAL LAND VALUE - MARKET		38,608	
TOTAL MARKET VALUE		508,187	
SOH/AGL Deduction		181,983	
ASSESSED VALUE		326,204	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		274,793	
TOTAL JUST VALUE		508,187	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		506,029	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048960	Roof Replacement	38,000	01/05/2024
19189	SFR	553	02/05/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/0789	8/10/2020	QC	U	I	11	0
GRANTOR: JERRY N KNUDSEN						
GRANTEE: JERRY N & TRACY A K						
1341/2008	7/27/2017	WD	Q	I	01	302,000
GRANTOR: WASEEM & NAJEEBA KHAN						
GRANTEE: JERRY KNUDSEN						

EXTRA FEATURES																
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	6,282.00	UT	2.00	2.00	100	2002	2002	3	100	12,564	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

BUILDING NOTES												
462 NW LAKE VALLEY TER, LAKE CITY												

BUILDING DIMENSIONS												
BAS= W19 S26 W20 S32 E17 FGR= S30 E22 N30 W22\$ E30 FOP= S6 E13 N6 W3 N4 W7 S4 W3\$ E3 N4 E7 S4 E11 S12 E4 S1 E8 N1 E4 N40 W3 N4 L2 U2 W7 D2 L2 W1 FSP= N8 USP= N30 W30 S22 E18 S8 E12\$ W12 N8 W18 S8 E5 D3 R3 S5 E22\$ W22 N5 L3 U3 W5 N18\$.												

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500								
2	0000	C	VAC RES	100			0.00	0.00	0.12	AC		1.00	1.00	1.00	900.00	900.00	108								