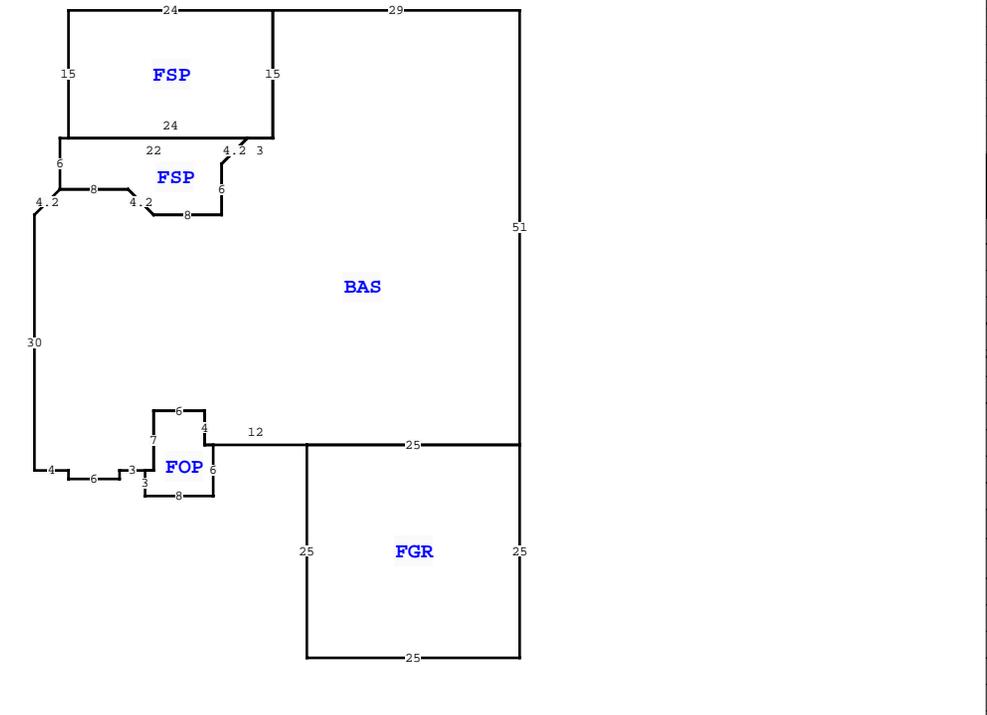




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 70
Exterior Wall	21 STONE 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,910	126.4395	144.14	419,447	2004	2004	0	0	28.35	71.65



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	2,342	100		2,342	241,873
FGR	625	55		344	35,527
FOP	69	30		21	2,169
FSP	147	40		59	6,093
FSP	360	40		144	14,872
TOTALS	3,543			2,910	300,534

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		300,534	
TOTAL MARKET OB/XF VALUE		25,170	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		360,704	
SOH/AGL Deduction		107,530	
ASSESSED VALUE		253,174	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		201,763	
TOTAL JUST VALUE		360,704	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		361,580	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37196	POOL	281	09/11/2018
23694	ADDN SFR	80	10/07/2005
21467	SFR	618	02/02/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1231/0835	3/09/2012	WD Q	Q	I	01	225,000
GRANTOR: DUANE & KERI RUTHERFO						
GRANTEE: JEFFREY G & VIRGINI						
1154/1014	7/10/2008	WD Q	Q	I		300,000
GRANTOR: DAVID W & TRACY LACAG						
GRANTEE: DUANE & KERI RUTHER						

EXTRA FEATURES		487 NW LAKE VALLEY TER, LAKE CITY														
L	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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	2,157.00	UT	2.00	2.00	100	2004	2004	3	100	4,314	
3	0280	POOL R/CON	0 100	10	28	280.00	UT	70.00	70.00	100	2018	2018	3	86	16,856	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	
5	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W29 FSP= W24 S15 E24 N15\$ S15 W3 FSP= W22S6 E8 D3 R3 E8 N6 R3 U3 \$ D3 L3 S6 W8 L3 U3 W8 D3 L3 S30 E4 S1 E6 N1 E3 FOP= S3 E8 N6 W1 N4 W6 S7 W1\$ E1 N7E6 S4 E12 FGR= S25 E25 N25 W25 \$ E25 N51\$.	

LAND DESCRIPTION		TOTAL OB/XF														25,170								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE		BY		Total Acres:		Total Land Value:		Market:		Agricultural:		Common:		PRINTED	
02/17/2023		ks		0.82		35,000		0		0		35,000		05/12/2026 BY SYS	