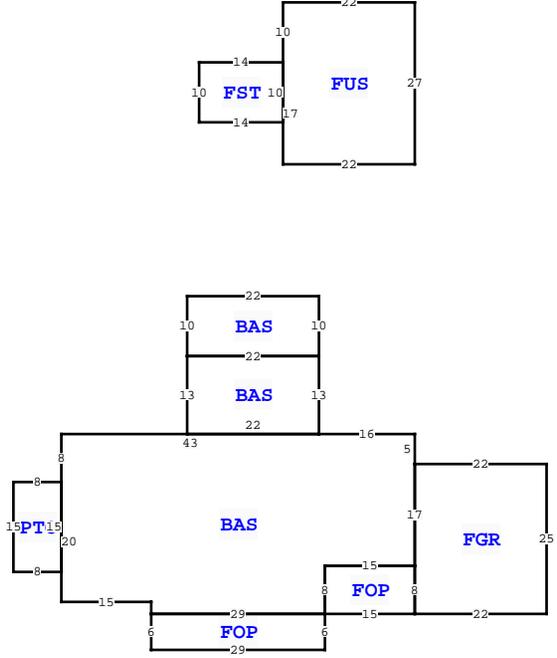




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 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	3,193	130.4087	148.67	474,703	1988	1988	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 2720 HX Base Yr 2014



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
07	07	0100	SINGLE FAMILY		02	22517.020	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	220	100		220	21,260		
BAS	286	100		286	27,638		
BAS	1,620	100		1,620	156,549		
FGR	550	55		302	29,184		
FOP	120	30		36	3,479		
FOP	174	30		52	5,025		
FST	140	55		77	7,441		
FUS	594	100		594	57,402		
PTO	120	5		6	580		
TOTALS	3,824			3,193	308,557		

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		308,557
TOTAL MARKET OB/XF VALUE		35,048
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		398,605
SOH/AGL Deduction		119,127
ASSESSED VALUE		279,478
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		228,067
TOTAL JUST VALUE		398,605
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,188

LAND:1:1: 4.05 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35551	STORAGE	344	07/13/2017
6385	ADDN SFR	2,000	09/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/1531	7/05/2011	WD	Q	I	01	210,000

GRANTOR: MICHAEL C & DEBORAH D
GRANTEE: STEPHEN A & SUSAN J
0997/0559 10/13/2003 WD Q I 196,000
GRANTOR: HOFFMAN
GRANTEE: LEONARD

BUILDING NOTES

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	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	22	37	814.00	UT	1.40	100	1993	1993	3	100	1,140	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	14.00	100	2006	2006	3	100	2,688	
4	0031	BARN, MT AE	0	100	45	68	3,060.00	UT	9.00	100	2017	2017	3	100	27,540	
5	0166	CONC, PAVMT	0	100	42	20	840.00	UT	2.00	100	2017	2017	3	100	1,680	

BUILDING DIMENSIONS

BAS= N5 W16 BAS= N13 BAS= N10 W22 S10 E22\$ W22 S13 E22\$ W43 S8 PTO= W8 S15 E8 N15\$ S20 E15 S2 FOP= S6 E29 N6 W29\$ E29 FOP= E15 N8 W15 S8\$ N8 E15 FGR= S8 E22 N25 W22 S17\$ N17\$PTR=N50 FUS= N27 W22 S10 FST= W14 S10 E14 N10\$ S17 E22\$ S50\$.

EXTRA FEATURES																
505 SW AVIATION DR, 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	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	22	37	814.00	UT	1.40	100	1993	1993	3	100	1,140	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	14.00	100	2006	2006	3	100	2,688	
4	0031	BARN, MT AE	0	100	45	68	3,060.00	UT	9.00	100	2017	2017	3	100	27,540	
5	0166	CONC, PAVMT	0	100	42	20	840.00	UT	2.00	100	2017	2017	3	100	1,680	

TOTAL OB/XF 35,048

LAND DESCRIPTION																								
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	55,000.00	55,000.00	55,000							