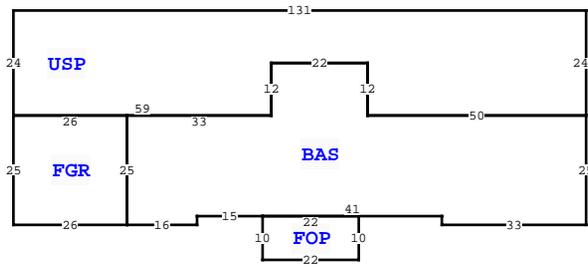
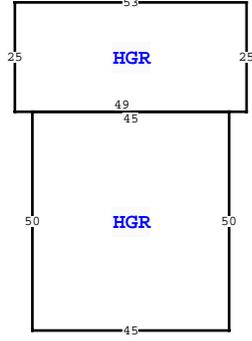




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	06	CUST PANEL	10
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22517.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,777	100	
FGR	650	55	
FOP	220	30	
HGR	1,325	45	
HGR	2,250	45	
USP	2,880	35	
TOTALS	10,102		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,817	90.7440	103.45	601,769	1983	1983	0	0	35.00	65.00
1 SINGLE FAM 100% - 2022											
Heated Area: 2777											
HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		391,150	
TOTAL MARKET OB/XF VALUE		19,036	
TOTAL LAND VALUE - MARKET		115,500	
TOTAL MARKET VALUE		525,686	
SOH/AGL Deduction		150,709	
ASSESSED VALUE		374,977	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		323,566	
TOTAL JUST VALUE		525,686	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		518,804	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19552	ADDN SFR	222	05/16/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/374	1/26/2021	WD	Q	I	01	440,000
GRANTOR: LEROY JOAN A						
GRANTEE: BROOME JAMES N						
1039/2498	3/01/2005	WD	Q	I		430,000
GRANTOR: PAUL E & PATRICIA A F						
GRANTEE: JAMES V & JOAN A LE						

EXTRA FEATURES												446 SW AVIATION DR, LAKE CITY				
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	0166	CONC, PAVMT	0	100	0	0	0	0	0.00	100	0	0	3	100	2,000	
2	0190	FPLC PF	0	100	0	0	0	0	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	0	0	70.00	100	1993	1993	3	40	14,336	
4	0260	PAVEMENT-A	0	100	0	0	0	0	0.00	100	2017	2017	3	100	1,500	
TOTALS												19,036				

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	DPTH 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		00	0.00	0.00	3.00	LT		1.00	1.00	0.70	55,000.00	38,500.00	115,500							