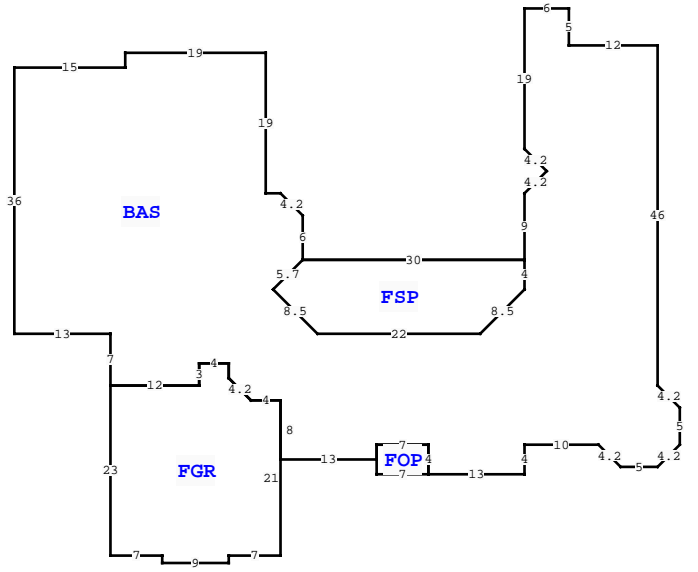


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	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	08	08	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,421	100	
FDU	40	60	
FGR	541	55	
FOP	28	30	
FSP	296	40	
TOTALS	4,326		

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%	- 2019		Heated Area: 3421					HX Base Yr 2019		



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	440,449			
TOTAL MARKET OB/XF VALUE	35,856			
TOTAL LAND VALUE - MARKET	75,000			
TOTAL MARKET VALUE	551,305			
SOH/AGL Deduction	162,432			
ASSESSED VALUE	388,873			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	337,462			
TOTAL JUST VALUE	551,305			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	557,100			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045596	Electrical Servic	0	10/03/2022
18869	POOL	125	10/22/2001
18382	SFR	541	06/12/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/0982	1/24/2013	WD	U	I	12	312,000

BUILDING NOTES						
GRANTOR: BENEFICIAL FLORIDA IN						
GRANTEE: CALEB M UMSTEAD						
1245/0970	10/29/2012	FS	U	I	12	462,100
GRANTOR: MARK A & CHARITY LEAN						
GRANTEE: BENEFICIAL FLORIDA						

BUILDING DIMENSIONS												
BAS= W12 N5 W6 S19 R3 D3 D3 L3 S9 FSP= S4 D6 L6 W22 L6 U6 U4 R4 E30\$ W30 N6 L3 U3 W2 N19 W19 S2 W15 S36 E13 S7 FGR= S23 E7 S1 E9 N1 E7 N21 W4 U3 L3 N2 W4 S3 W12 \$ E12 N3 E4 S2 R3 D3 E4 S8 E13 FOP= S2 E7 N4 W7 S2 \$ N2 E7 S4 E13 N4 E10 D3 R3 E5 R3 U3 N5 U3 L3 N46\$ PTR= N10 FDU= N8 E5 S8 W5\$ S10\$.												

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	0166	CONC, PAVMT	0	100	0	0	8,980.00	UT	1.50	1.50	100	2001	2001	3	100	13,470	
2	0280	POOL R/CON	0	100	0	0	516.00	UT	70.00	70.00	100	2001	2001	3	40	14,448	
3	0282	POOL ENCL	0	100	36	49	1,764.00	UT	15.00	15.00	30	2001	2001	3	30	7,938	

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	0133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								