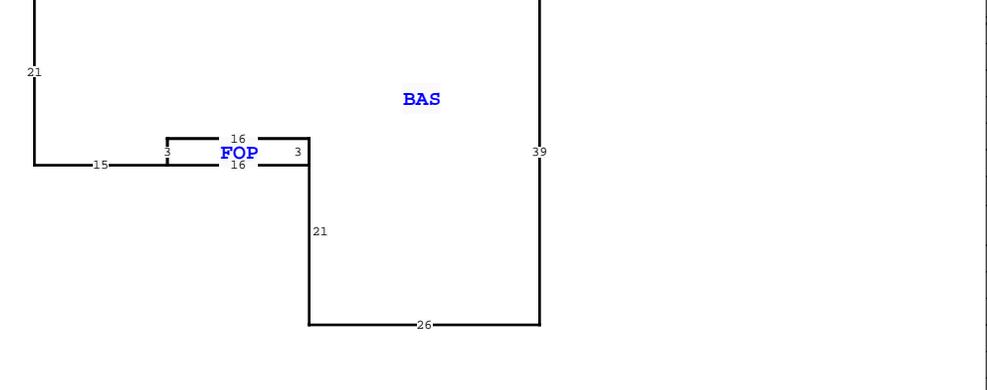


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1. 1. 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	2,008	123.7500	141.08	283,289	1972	1972	0	0	35.00	65.00



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	23415.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	7,703
BAS	1,617	100		1,617	148,282
FOP	48	30		14	1,284
FSP	252	40		101	9,262
FSP	480	40		192	17,607
TOTALS	2,481			2,008	184,138

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		184,138	
TOTAL MARKET OB/XF VALUE		12,052	
TOTAL LAND VALUE - MARKET		99,000	
TOTAL MARKET VALUE		295,190	
SOH/AGL Deduction		142,123	
ASSESSED VALUE		153,067	
TOTAL EXEMPTION VALUE	HX HB DX	56,411	
BASE TAXABLE VALUE		96,656	
TOTAL JUST VALUE		295,190	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,657	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1181/2233	10/01/2009	WD	Q	I	01	175,000
GRANTOR: ROBERT ALLEN SEYMOUR						
GRANTEE: RUFUS R JR & STACY						
1080/1439	4/11/2006	WD	Q	I		210,000
GRANTOR: PAUL J SAWYER						
GRANTEE: ROBERT ALLEN SEYMOU						

2430 SW ANDERSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	0031	BARN,MT AE	0	100	40	60	1.00	UT	0.00	0.00	100	0	0	3	100	10,000	
2	0166	CONC,PAVMT	0	100	19	18	342.00	UT	3.00	3.00	100	0	0	3	100	1,026	
3	0166	CONC,PAVMT	0	100	18	19	342.00	UT	3.00	3.00	100	0	0	3	100	1,026	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 FSP= N14 FSP= N20 W24 S20 E24\$ W18 BAS= W6S14 E6 N14\$ S14 E18\$ W25 S21 E15 FOP= E16 N3 W16 S3\$ N3 E16 S21 E26 N39\$.	

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	DPHT 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		A-1	0.00	0.00	10.00	AC		1.00	1.00	0.90	11,000.00	9,900.00	99,000							