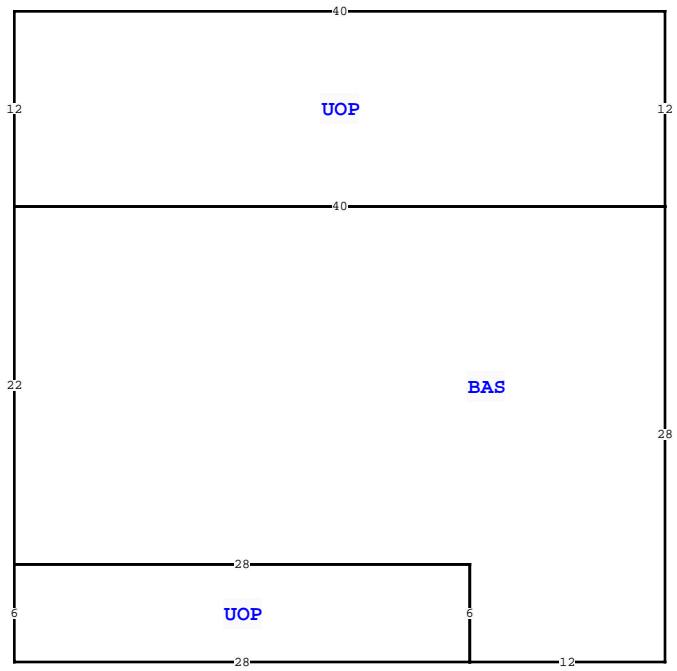


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23515.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	952	100	
UOP	168	20	
UOP	480	20	
TOTALS	1,600		1,082 89,811

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,082	114.0156	127.70	138,171	1965	1990	0	0	35.00	65.00
1 SINGLE FAM 0% - 2015 Heated Area: 952 HX Base Yr 2015											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		461,423	
TOTAL MARKET OB/XF VALUE		117,872	
TOTAL LAND VALUE - MARKET		600,000	
TOTAL MARKET VALUE		617,615	
SOH/AGL Deduction		136,052	
ASSESSED VALUE		481,563	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		430,152	
TOTAL JUST VALUE		1,179,295	
NCON VALUE		26,100	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,100,209	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40484	M H	0	09/01/2020
34591	POOL	310	10/25/2016
31455	SFR	1,079	09/16/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/1653	4/17/2012	WD	Q	I	01	248,000
GRANTOR: LIZABETH SPARKS						
GRANTEE: AARON & JENNIFER WI						
1201/2332	4/27/2010	QC	U	I	16	100
GRANTOR: BARBARA G LAYCOCK						
GRANTEE: LIZABETH SPARKS						

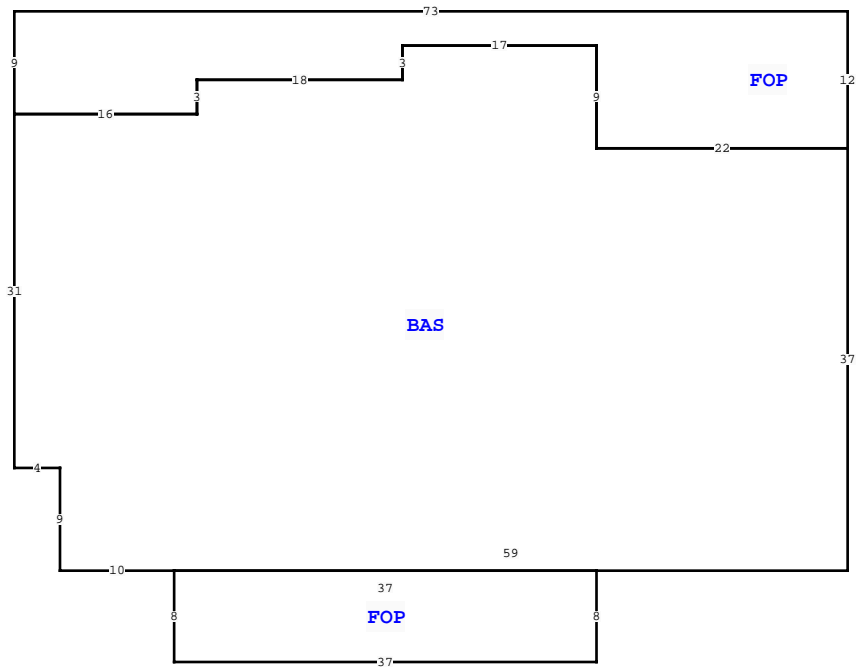
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0031	BARN, MT AE	0	100	50	64	UT	6.75	6.75	100	2014	2014	3	100	21,600	
3	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	3,500	
4	0040	BARN, POLE	0	100	48	36	UT	2.50	2.50	100	2016	2016	3	100	4,320	
5	0280	POOL R/CON	0	100	26	40	UT	70.00	70.00	100	2017	2017	3	84	61,152	
6	0060	CARPORT F	0	100	22	20	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
7	0060	CARPORT F	0	100	26	26	UT	4,800.00	4,800.00	100	2026	2025		100	4,800	
8	0040	BARN, POLE	0	100	62	32	UT	8,200.00	8,200.00	100	2026	2025		100	8,200	
9	0040	BARN, POLE	0	100	0	0	UT	600.00	600.00	100	2026	2025		100	600	
10	0040	BARN, POLE	0	100	42	62	UT	10,500.00	10,500.00	100	2026	2025		100	10,500	

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	119.00	AC		1.00	1.00	1.00	280.00	280.00	33,320							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	119.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	595,000							

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	119.00	AC		1.00	1.00	1.00	280.00	280.00	33,320							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	119.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	595,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	06	06	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23515.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,974	100	
FOP	296	30	
FOP	567	30	
TOTALS	3,837		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2015								
					Heated Area: 2974			HX Base Yr 2015			



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			461,423
TOTAL MARKET OB/XF VALUE			117,872
TOTAL LAND VALUE - MARKET			600,000
TOTAL MARKET VALUE			617,615
SOH/AGL Deduction			136,052
ASSESSED VALUE			481,563
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BASE TAXABLE VALUE			430,152
TOTAL JUST VALUE			1,179,295
NCON VALUE			26,100
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,100,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1233/1653	4/17/2012	WD	Q	I	01	248,000
GRANTOR: LIZABETH SPARKS						
GRANTEE: AARON & JENNIFER WI						
1201/2332	4/27/2010	QC	U	I	16	100
GRANTOR: BARBARA G LAYCOCK						
GRANTEE: LIZABETH SPARKS						

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
1941 SW MONTEGO AVE, LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
05/07/2026 MLU																
TOTALS																

BUILDING NOTES

BUILDING DIMENSIONS
FOP= N12 W73 S9 E16 N3 E18 N3 E17 S9 E22\$ BAS= W22 N9 W17 S3 W18 S3 W16 S31 E4 S9 E10 FOP= S8 E37 N8 W37\$ E59 N37\$.

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
0																								