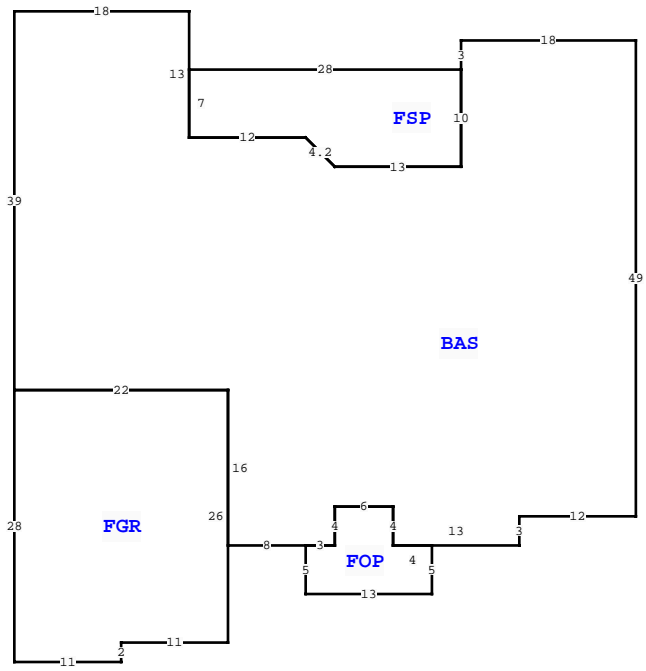


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	70
Exterior Wall	19	COMMON BRK	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	24316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,647	100	
FGR	594	55	
FOP	89	30	
FSP	240	40	
TOTALS	3,570		

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%	- 2007								
Heated Area: 2647						HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			355,840
TOTAL MARKET OB/XF VALUE			79,366
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			483,206
SOH/AGL Deduction			147,677
ASSESSED VALUE			335,529
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			284,118
TOTAL JUST VALUE			483,206
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			482,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38544	POOL ENCL	0	08/30/2019
38175	POOL	331	05/30/2019
23687	SFR	1,031	10/04/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1095/1670	9/01/2006	WD Q	Q	I		399,900
GRANTOR: ISAAC HOLDINGS INC F/						
GRANTEE: TIMOTHY & TINA MATS						
1052/0384	7/13/2005	WD Q	Q	V		149,700
GRANTOR: COBBLESTONE OF COL CO						
GRANTEE: ISAAC CONSTRUCTION						

EXTRA FEATURES															489 NW BRIDGEWATER TER, 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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,638.00	UT	3.00	3.00	100	2006	2006	3	100	4,914	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0280	POOL R/CON	0	100	0	641.00	UT	70.00	70.00	100	2019	2019	3	89	39,934	
5	0282	POOL ENCL	0	100	30	1,530.00	UT	15.00	15.00	100	2019	2019	3	65	14,918	
6	0282	POOL ENCL	0	100	0	1,600.00	UT	15.00	15.00	100	2020	2020	3	70	16,800	
TOTALS															79,366	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	48,000.00	48,000.00	48,000							