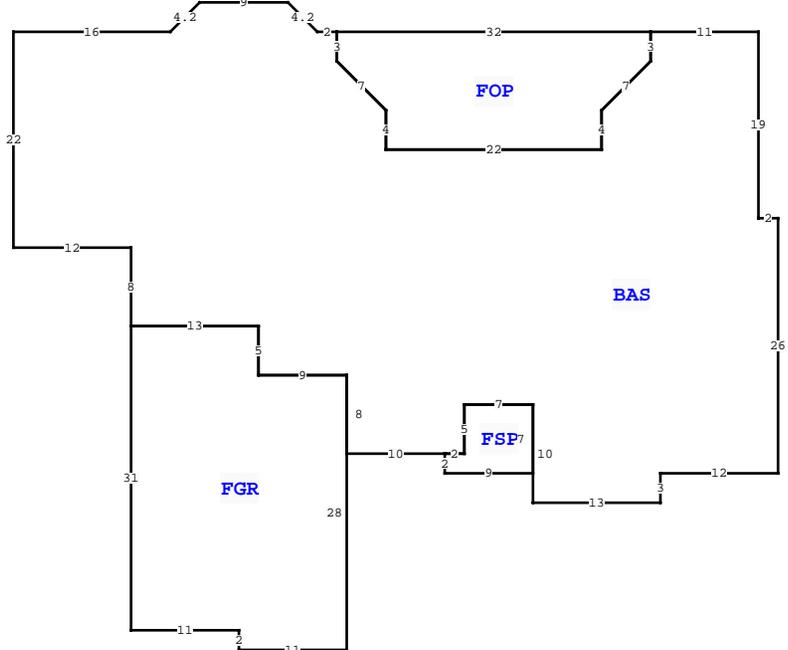


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,073	108.2050	123.35	379,055	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2011 Heated Area: 2594 HX Base Yr 2011													



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY	23686	03	24316.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	2,594	100		2,594	259,176		
FGR	659	55		362	36,169		
FOP	319	30		96	9,592		
FSP	53	40		21	2,098		
TOTALS	3,625			3,073	307,035		

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	307,035	
TOTAL MARKET OB/XF VALUE	7,100	
TOTAL LAND VALUE - MARKET	48,000	
TOTAL MARKET VALUE	362,135	
SOH/AGL Deduction	135,597	
ASSESSED VALUE	226,538	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	175,127	
TOTAL JUST VALUE	362,135	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	352,482	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049233	Roof Replacement	37,591	02/19/2024
23686	SFR	801	10/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1194/0005	4/29/2010	WD U		I	12	215,000

GRANTOR: WELLS FARGO BANK TRUS
GRANTEE: LORNA V BOYCE
1167/1854 2/04/2009 CT U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: WELLS FARGO BANK TR

452 NW AMBLESIDE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
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	0166	CONC, PAVMT	0	100	0	0	1,550.00	UT	2.00	2.00	100	2006	2006	3	100	3,100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
3	0060	CARPORT F	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W11 FOP= W32 S3 D5 R5 S4 E22 N4 R5 U5 N3\$ S3 D5 L5 S4 W22 N4 L5 U5 N3 W2 L3 U3 W9 D3 L3 W16 S22 E12 S8 FGR= S31 E11 S2 E11 N28 W9 N5 W13\$ E13 S5 E9 S8 E10 FSP= S2 E9 N7 W7 S5 W2\$ E2 N5 E7 S10 E13 N3 E12 N26 W2 N19\$.													

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							