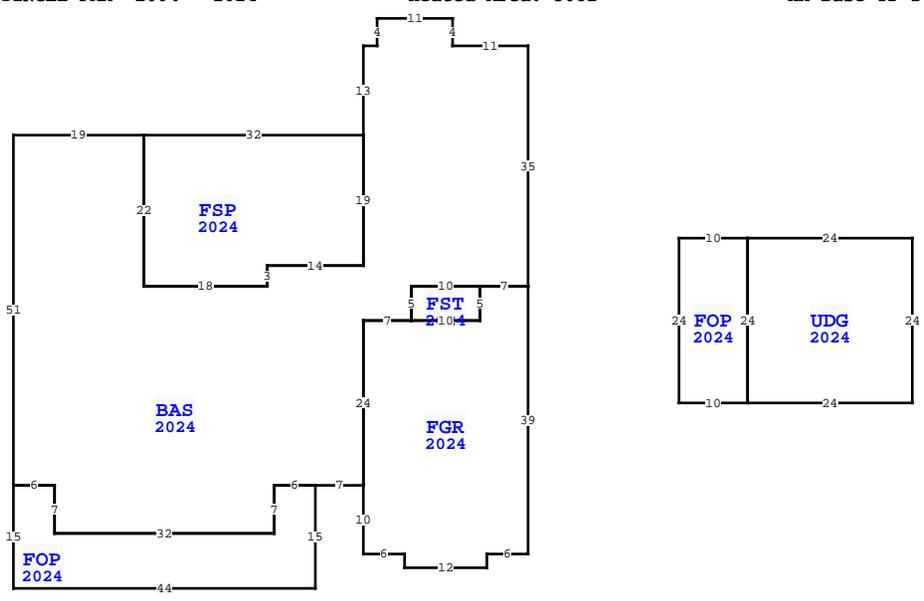


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	4,376	105.7300	120.53	527,439	2023	2023	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2024 Heated Area: 3082 HX Base Yr 2024													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,082	100	2024	3,082	364,044
FGR	875	55	2024	481	56,816
FOP	240	30	2024	72	8,504
FOP	436	30	2024	131	15,473
FSP	662	40	2024	265	31,301
FST	50	55	2024	28	3,308
UDG	576	55	2024	317	37,444
TOTALS	5,921			4,376	516,890

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	2024	2023		100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,080.00	UT	3.00	3.00	100	2024	2023		100	3,240	
3	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	
4	0294	SHED WOOD/	0	100	0	1.00	UT	4,250.00	4,250.00	100	2024	2023		100	4,250	

EXTRA FEATURES													
412 NW AMBLESIDE DR, LAKE CITY													
TOTAL OB/XF 13,790													

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

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	516,890		
TOTAL MARKET OB/XF VALUE	13,790		
TOTAL LAND VALUE - MARKET	48,000		
TOTAL MARKET VALUE	578,680		
SOH/AGL Deduction	190,190		
ASSESSED VALUE	388,490		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	337,079		
TOTAL JUST VALUE	578,680		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	567,114		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047234	Storage Building	14,000	05/15/2023
000045359	New Residential C	200,000	09/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1998	12/20/2023	LE U		I	14	100

GRANTOR: LAVENDER BOBBY (ENH L)	
GRANTEE: BOBBY AND WENDI LAV	
1459/312	2/03/2022
WD Q V 01	57,000
GRANTOR: NAHPILL PROPERTIES LL	
GRANTEE: LAVENDER BOBBY	

BUILDING NOTES													
BAS=[YR=2024;ORIG=53,15] S51 E6 S7 E32 N7 E6 E7 N24 E7 N5 E10 E7 N35 W11 N4 W11 S4 W2 S13 S19 W14 S3 W18 N22 W19 \$													
FGR=[YR=2024;ORIG=104,42] S24 S10 E6 S2 E12 N2 E6 N39 W7 S5 W10 W7 \$													
FSP=[YR=2024;ORIG=72,15] S22 E18 N3 E14 N19 W32 \$													
FOP=[YR=2024;ORIG=53,66] S15 E44 N15 W6 S7 W32 N7 W6 \$													
FST=[YR=2024;ORIG=111,37] S5 E10 N5 W10 \$													
FOP=[YR=2024;ORIG=150,30] S24 E10 N24 W10 \$													
UDG=[YR=2024;ORIG=160,30] S24 E24 N24 W24 \$													