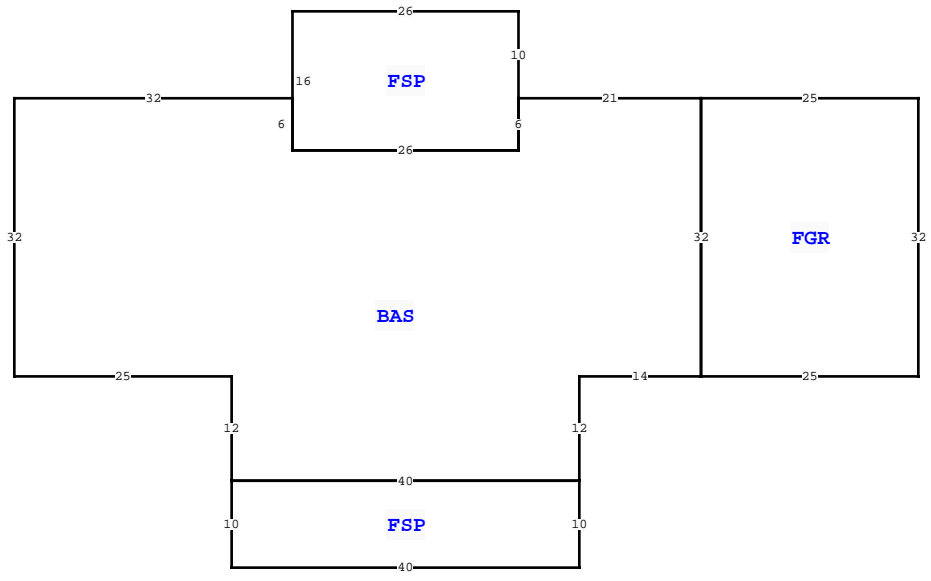


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual Units	05	CONV	100		
		0	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,852	100		2,852	386,687
FGR	800	55		440	59,658
FSP	400	40		160	21,693
FSP	416	40		166	22,507
TOTALS	4,468			3,618	490,545

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%	- 2019								
					Heated Area: 2852						
						HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			490,545	
TOTAL MARKET OB/XF VALUE			12,295	
TOTAL LAND VALUE - MARKET			48,000	
TOTAL MARKET VALUE			550,840	
SOH/AGL Deduction			349,721	
ASSESSED VALUE			201,119	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			149,708	
TOTAL JUST VALUE			550,840	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			548,115	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36096	GARAGE	259	12/14/2017
36047	SFR	1,525	11/30/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/2752	5/10/2016	WD	U	V	11	100
GRANTOR: FRANZ H & MELISSA MET						
GRANTEE: FRANZ H & MELISSA M						
1045/1497	4/28/2005	WD	Q	V		70,000
GRANTOR: COBBLESTONE OF COLUMB						
GRANTEE: FRANZ H & MELISSA M						

EXTRA FEATURES															493 NW AMBLESIDE DR, 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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2018	2018	3	100	1,200
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2018	2018	3	100	1,200
3	0260	PAVEMENT-A	0	100	0	0		5,608.00	UT 1.30	1.30	100	2018	2018	3	100	7,290
4	0031	BARN,MT AE	0	100	30	50		1.00	UT 0.00	0.00	100	2018	2018	3	100	1,500
5	0251	LEAN TO W/	0	100	14	50		1.00	UT 0.00	0.00	100	2018	2018	3	100	700
6	0166	CONC,PAVMT	0	100	3	60		180.00	UT 2.25	2.25	100	2018	2018	3	100	405
TOTAL OB/XF															12,295	

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							