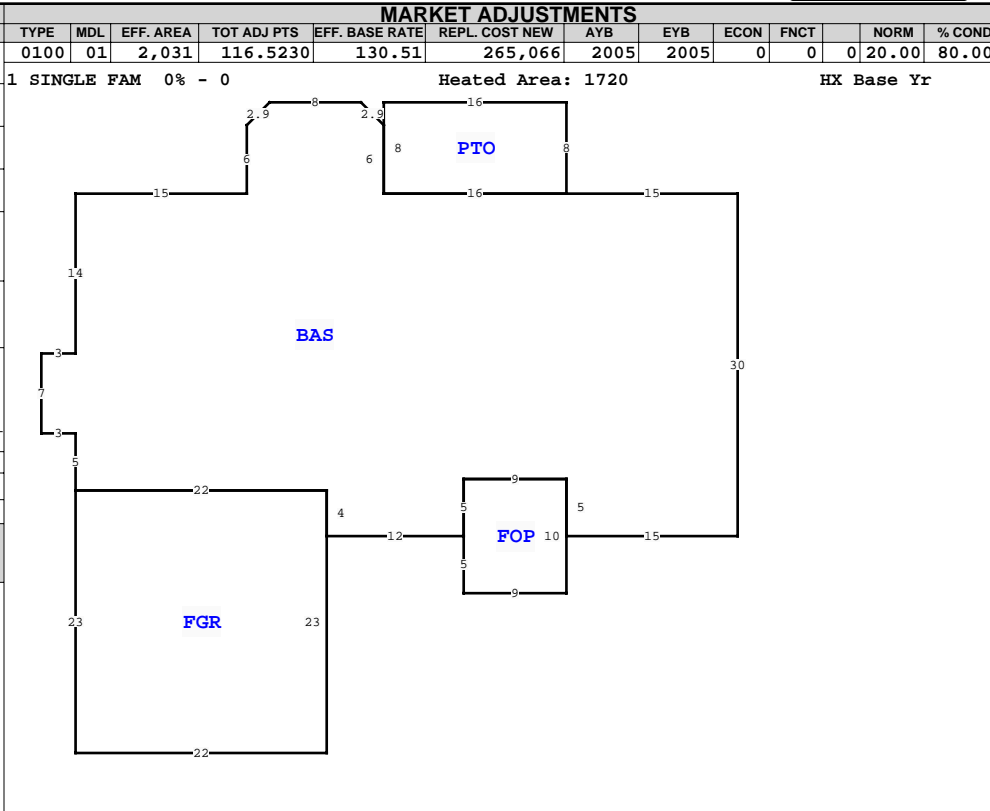


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100		1,720	179,582
FGR	506	55		278	29,026
FOP	90	30		27	2,819
PTO	128	5		6	626
TOTALS	2,444			2,031	212,053

MAP NUM	06
NEIGHBORHOOD/LOC	24416.00 1.00/

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	0	0	0		2.50	100	2005	2005	3	100	3,150	

EXTRA FEATURES														
257 SW MELBA GLN, LAKE CITY														
TOTAL OB/XF 3,150														

LAND DESCRIPTION																								
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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			212,053
TOTAL MARKET OB/XF VALUE			3,150
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			250,203
SOH/AGL Deduction			0
ASSESSED VALUE			250,203
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			250,203
TOTAL JUST VALUE			250,203
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			252,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22839	SFR	527	02/23/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1060/1460	9/29/2005	WD Q	Q	I		184,000
GRANTOR: KINGDOM PROPERTIES						
GRANTEE: VY D DUONG						
1016/2641	5/14/2004	WD Q	Q	V		24,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: KINGDOM PROPERTIES						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W15 PTO= N8 W16 S8 E16\$ W16 N6 L2 U2 W8 D2 L2 S6 W15 S14 W3 S7 E3 S5 FGR= S23 E22 N23 W22\$ E22 S4 E12 FOP= S5 E9 N10 W9 S5 \$ N5 E9 S5 E15 N30\$.														