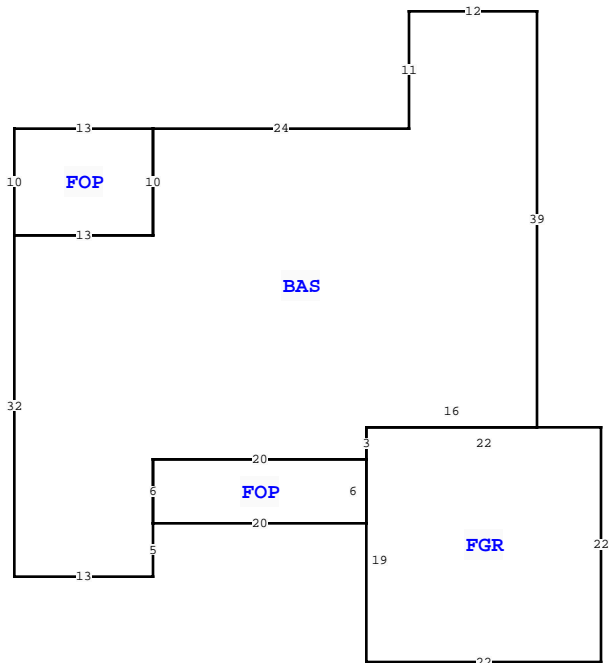


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	12 HARDWOOD 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,957	117.1002	131.15	256,661	2018	2018	0	0	7.00	93.00
1 SINGLE FAM 100% - 2019 Heated Area: 1616 HX Base Yr 2019											



Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	24416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100		1,616	197,102
FGR	484	55		266	32,444
FOP	120	30		36	4,391
FOP	130	30		39	4,757
<b>TOTALS</b>	<b>2,350</b>			<b>1,957</b>	<b>238,695</b>

EXTRA FEATURES		203 SW PLATEAU GLN, 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	0166	CONC, PAVMT	0	100	0	0	0	0	1,797.00	UT	2.25	2.25	100	2018	2018	3	100	4,043	
2	0120	CLFENCE	4	0	100	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

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

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		238,695	
TOTAL MARKET OB/XF VALUE		5,843	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		279,538	
SOH/AGL Deduction		85,445	
ASSESSED VALUE		194,093	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		142,682	
TOTAL JUST VALUE		279,538	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,104	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36406	SFR	836	03/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1049	8/31/2018	WD Q	Q	I	01	179,900
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: JOSEPH R O'HERN						
1351/0903	1/08/2018	WD Q	Q	V	01	17,500
GRANTOR: PEDRO PEREZ						
GRANTEE: STANLEY CRAWFORD CO						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 S11 W24 FOP= W13 S10 E13 N10\$ S10 W13 S32 E13 N5 FOP= E20 N6 W20 S6\$ N6 E20 FGR= S19 E22 N22 W22 S3\$ N3 E16 N39\$.	

LAND DESCRIPTION		TOTAL OB/XF 5,843																						
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	35,000.00	35,000.00	35,000							