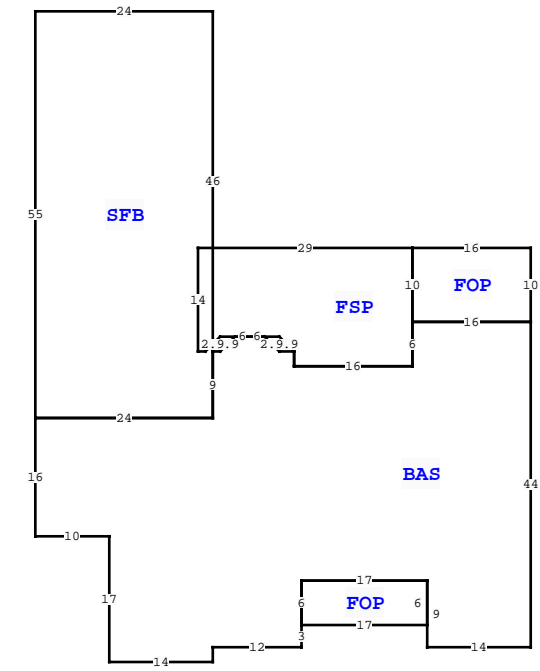


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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		
1	SINGLE FAM	100%	- 2021									Heated Area: 3557	HX Base Yr 2021



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	25315.02	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,237	100		2,237	238,321
FOP	102	30		31	3,302
FOP	160	30		48	5,114
FSP	422	40		169	18,005
SFB	1,320	80		1,056	112,502
TOTALS	4,241			3,541	377,244

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	3,627.00	UT	2.50	2.50	100	2005	2005	3	100	9,068	
3	0280	POOL R/CON	0	100	14	364.00	UT	70.00	70.00	100	2014	2014	3	76	19,365	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	300.00	300.00	75	2016	2016	3	75	225	
5	0031	BARN,MT AE	0	100	18	468.00	UT	11.00	11.00	100	2016	2016	3	100	5,148	
6	0252	LEAN-TO W/	0	100	12	312.00	UT	2.50	2.50	100	2016	2016	3	100	780	
7	0252	LEAN-TO W/	0	100	12	312.00	UT	2.50	2.50	100	2016	2016	3	100	780	
8	0169	FENCE/WOOD	0	100	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

130 SW MALLARD GLN, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/20/2026
										INC DATE		AG DATE	MLU
TOTAL OB/XF 37,766													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			377,244
TOTAL MARKET OB/XF VALUE			37,766
TOTAL LAND VALUE - MARKET			37,904
TOTAL MARKET VALUE			452,914
SOH/AGL Deduction			87,744
ASSESSED VALUE			365,170
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			313,759
TOTAL JUST VALUE			452,914
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			453,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050026	Roof Replacement	40,500	06/03/2024
31807	POOL	165	03/13/2014
22993	SFR	685	04/06/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/0537	9/09/2020	WD Q	Q	I	01	334,000
GRANTOR: CHRISTOPHER B & TIFFA						
GRANTEE: JAZZLYN M & DERRICK						
1233/1757	4/17/2012	WD Q	Q	I	01	250,000
GRANTOR: ROBERT & LINDA KOLITZ						
GRANTEE: CHRISTOPHER B SHELL						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] N44 W16 S6 W16 N2 U2L2 W6 D2L2 W1 S9 W24 S16 E10 S17 E14 N2 E12 N3 N6 E17 S9 E14 \$													
SFB=[ORIG=-43,-40] N46 W24 S55 E24 N9 \$													
FSP=[ORIG=-16,-44] N10 W29 S14 E1 U2R2 E6 D2R2 E2 S2 E16 N6 \$													
FOP=[ORIG=0,-44] N10 W16 S10 E16 \$													
FOP=[ORIG=-31,-3] E17 N6 W17 S6 \$													

LAND DESCRIPTION														TOTAL OB/XF 37,766										
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		A-1	0.00	0.00	2.06	AC		1.00	1.00	1.15	16,000.00	18,400.00	37,904							