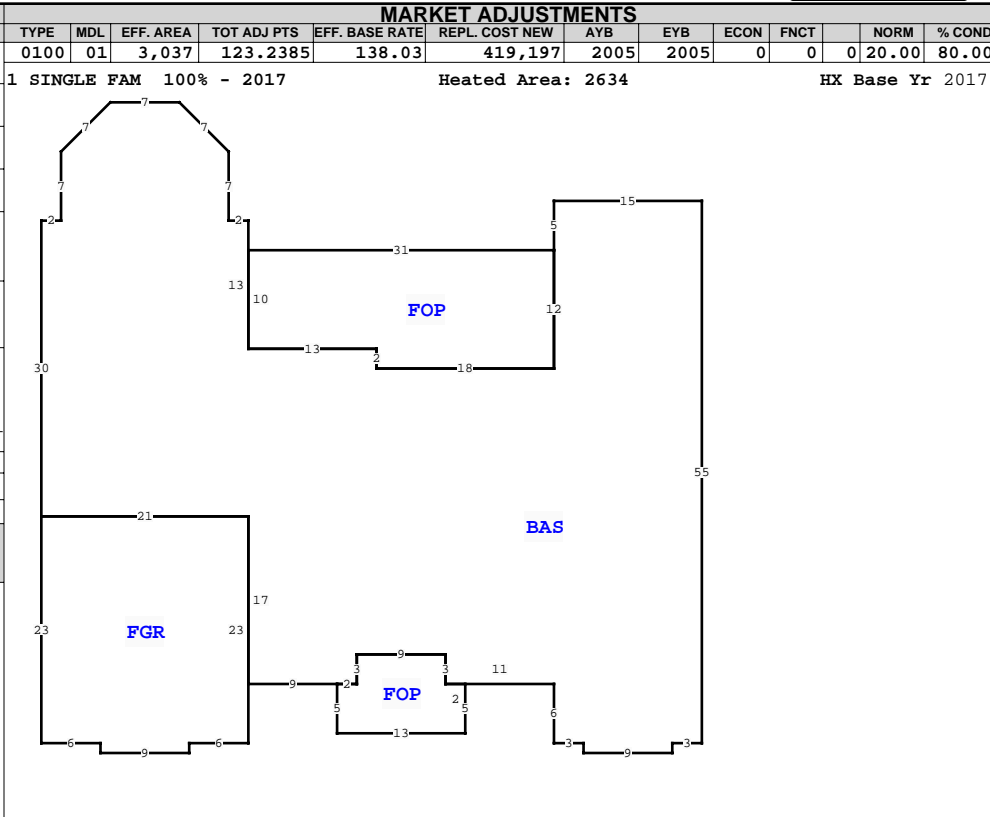


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 80
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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
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	2,634	100		2,634	290,857
FGR	492	55		271	29,925
FOP	92	30		28	3,092
FOP	346	30		104	11,484
TOTALS	3,564			3,037	335,358

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,037	123.2385	138.03	419,197	2005	2005	0	0	20.00	80.00	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		335,358	
TOTAL MARKET OB/XF VALUE		27,090	
TOTAL LAND VALUE - MARKET		39,600	
TOTAL MARKET VALUE		402,048	
SOH/AGL Deduction		93,772	
ASSESSED VALUE		308,276	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		256,865	
TOTAL JUST VALUE		402,048	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		404,890	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050831	Roof Replacement	61,824	09/16/2024
22870	SFR	765	03/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1121/1731	6/08/2007	WD Q	Q	I		340,000

GRANTOR: MARTIN ORTIZ & MARIA
GRANTEE: RICHARD & ALICE WYL
1067/2416 12/12/2005 WD Q I 299,500
GRANTOR: DANIEL CRAPPS
GRANTEE: MARTIN ORTIZ & MARI

EXTRA FEATURES		433 SW MOSSY OAK WAY, 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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2005	2005	3	100	2,000
2	0166	CONC, PAVMT	0	100	0	0		1,686.00	UT 2.50	2.50	100	2005	2005	3	100	4,215
3	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	825
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	750
5	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	0.00	100	2016	2016	3	100	300
6	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2023	2022		80	4,800
7	0020	BARN, FR	0	100	20	50		1.00	UT 10,000.00	10,000.00	100	2023	2022		100	10,000
8	0252	LEAN-TO W/	0	100	14	50		1.00	UT 0.00	4,200.00	100	2023	2022		100	4,200

TOTAL OB/XF													27,090				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2026	MLU										

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 S5 FOP= W31 S10 E13 S2 E18 N12\$ S12 W18 N2 W13 N13 W2 N7 U5 L5 W7 L5 D5 S7 W2 S30 FGR= S23 E6 S1 E9 N1 E6 N23 W21\$ E21 S17 E9 FOP= S5 E13 N5 W2 N3 W9 S3 W2\$ E2 N3 E9 S3 E11 S6 E3 S1 E9 N1 E3 N55\$.	

LAND DESCRIPTION		TOTAL OB/XF 27,090																						
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	3.30	AC		1.00	1.00	1.00	12,000.00	12,000.00	39,600							