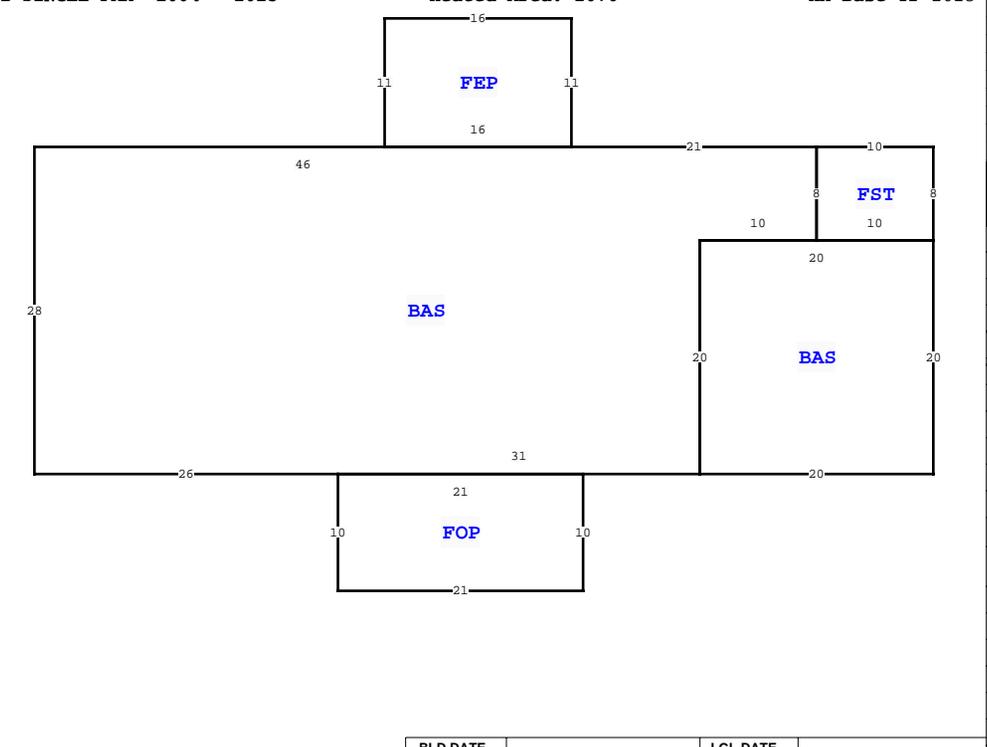


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	
0100	01	2,324	113.4900	129.38	300,679	1985	1985	0	0	35.00	65.00	



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	25416.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	33,639
BAS	1,676	100		1,676	140,947
FEP	176	80		141	11,858
FOP	210	30		63	5,298
FST	80	55		44	3,700
TOTALS	2,542			2,324	195,441

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		195,441
TOTAL MARKET OB/XF VALUE		9,408
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		227,349
SOH/AGL Deduction		82,183
ASSESSED VALUE		145,166
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,755
TOTAL JUST VALUE		227,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,221

SALE:2:1: LOT 2, BLK A, PICCADILLY PARK SOUTH			
LAND:1:1: 0.57 AC.			
SALE:1:1: LIFE ESTATE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048417	Electrical Servic	0	10/13/2023
000045681	Roof Replacement	5,000	10/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/2026	8/08/2012	TR	Q	I	01	105,000
GRANTOR: GEORGIA G PALMER SUCC						
GRANTEE: VONCIL Y EVANS & EU						
0772/1697	3/05/1993	QC	Q	I	01	0
GRANTOR: R EARLINE PARKER						
GRANTEE: PARKER TRUSTEE						

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	0166	CONC, PAVMT	0	100	18	64	1,154.00	UT	2.00	100	1993	1993	3	100	2,308	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	1,200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	800	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2024	2023		85	5,100	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU
153 SW MOCKINGBIRD WAY, LAKE CITY			

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W21 FEP= N11 W16 S11 E16\$ W46 S28 E26 FOP= S10 E21N10 W21\$ E31 BAS= E20 N20 W20S20\$ N20E10 FST= E10 N8 W10 S8\$ N8\$.						

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	1160.00	155.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								