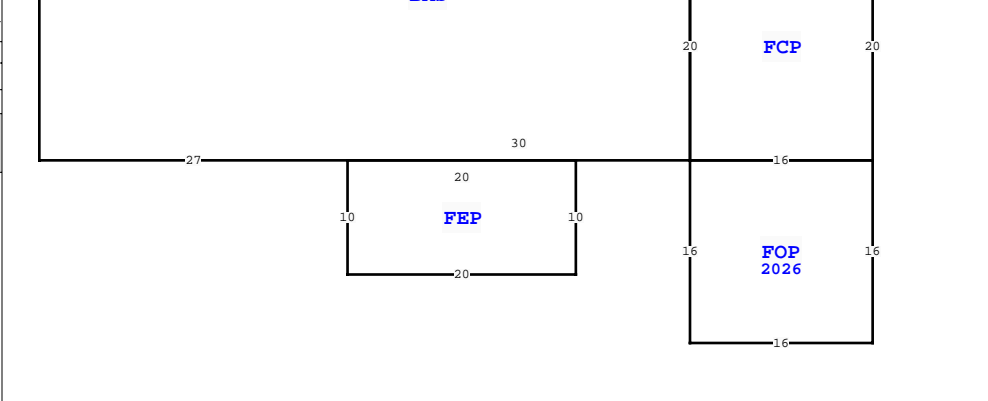


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,387	121.6380	136.23	325,181	1976	1976		0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 1752 HX Base Yr														

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		211,368	
TOTAL MARKET OB/XF VALUE		28,848	
TOTAL LAND VALUE - MARKET		800,000	
TOTAL MARKET VALUE		289,736	
SOH/AGL Deduction		120,594	
ASSESSED VALUE		169,142	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		117,731	
TOTAL JUST VALUE		1,040,216	
NCON VALUE		8,867	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		951,349	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100		1,752	155,139
FCP	320	25		80	7,084
FEP	200	80		160	14,168
FOP	256	30	2026	77	6,819
UCP	288	20		58	5,136
UEP	336	60		202	17,887
UOP	192	20		38	3,365
UST	45	45		20	1,771
TOTALS	3,389			2,387	211,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046834	Electrical Servic	0	03/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0190	FPLC PF	0 100	0 0	1.00 UT
2	0020	BARN,FR	0 100	0 0	1.00 UT
3	0040	BARN,POLE	0 100	50 100	5,000.00 UT
4	0296	SHED METAL	0 100	0 0	1.00 UT
5	0060	CARPOT F	0 100	0 0	1.00 UT

TOTAL OB/XF									
28,848									
420 SW CHIVES TER, LAKE CITY									
BLD DATE		LGL DATE		05/07/2026		MLU			
XF DATE		LAND DATE							
INC DATE		AG DATE							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W24 S29 E27 E30 N20 E11 N9 W44 \$									
UEP=[ORIG=33,-12] W28 S12 E28 N12 \$									
FCP=[ORIG=33,29] E16 N20 W16 S20 \$									
UCP=[ORIG=5,-12] W24 S12 E24 N12 \$									
FEP=[ORIG=3,29] S10 E20 N10 W20 \$									
UOP=[ORIG=44,0] E5 N12 W16 S12 E11 \$									
UST=[ORIG=44,9] E5 N9 W5 S9 \$									
FOP=[YR=2026;ORIG=33,29] E16 S16 W16 N16 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	159.00
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	159.00

TOTAL OB/XF									
28,848									
UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000		
AC		1.00	1.00	1.00	280.00	280.00	44,520		
AC		1.00	1.00	1.00	5,000.00	5,000.00	795,000		