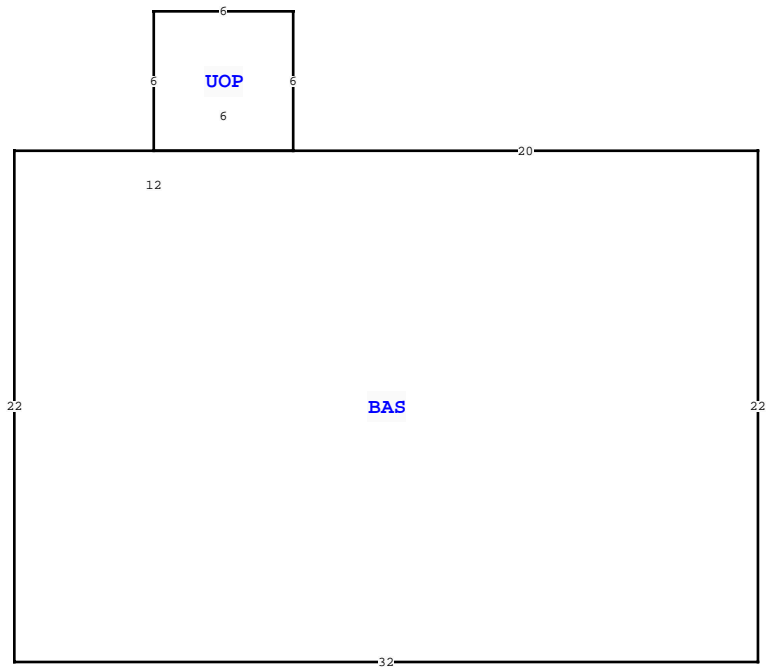


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	704	100	
UOP	36	20	
TOTALS	740		

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%	- 2013	124.42	88,463	1950	1950	0	0	35.00	65.00	
			Heated Area: 704				HX Base Yr 2013					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			999,345
TOTAL MARKET OB/XF VALUE			39,632
TOTAL LAND VALUE - MARKET			270,000
TOTAL MARKET VALUE			1,308,977
SOH/AGL Deduction			239,655
ASSESSED VALUE			1,069,322
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			1,017,911
TOTAL JUST VALUE			1,308,977
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,304,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055269	Swimming Pool and	60,000	03/18/2026
31791	SFR	1,198	03/07/2014
19659	SFR	365	06/18/2002
17149	GARAGE	175	06/29/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1185/1543	12/01/2009	WD	Q	I	01	617,200
GRANTOR: JAMES C BROTHERS						
GRANTEE: BRYANT D & ANGELA C						
1081/2602	4/26/2006	WD	Q	I		1,150,000
GRANTOR: GRINNELL						
GRANTEE: BROTHERS						

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	0020	BARN,FR	0	100	0	0	0	0	0.00	100	1950	1950	3	100	15,000		
2	0169	FENCE/WOOD	0	100	0	0	0	4.00	4.00	100	2000	2000	3	100	16,000		
3	0166	CONC,PAVMT	0	100	0	0	0	2.00	2.00	100	2003	2003	3	100	1,232		
4	0166	CONC,PAVMT	0	100	0	0	0	2.00	2.00	100	2012	2012	3	100	4,800		
5	0251	LEAN TO W/	0	100	0	0	0	0.00	0.00	100	2016	2016	3	100	600		
6	0258	PATIO	0	100	0	0	0	1,000.00	1,000.00	100	2023	2022		100	1,000		
7	0258	PATIO	0	100	0	0	0	1,000.00	1,000.00	100	2023	2022		100	1,000		
TOTALS													740		711	57,501	

TOTAL OB/XF													39,632				
109 NW SPRING HILL CT, LAKE CITY													BLD DATE		LGL DATE	05/04/2026	MLU
													XF DATE		LAND DATE		
													INC DATE		AG DATE		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W20 UOP= N6 W6 S6 E6\$ W12 S22 E32 N22\$.												

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000								
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000								
3	4900	C	STRG/BARN	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000								
4	9900	C	AC NON-AG	100		00	0.00	0.00	42.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	252,000								

