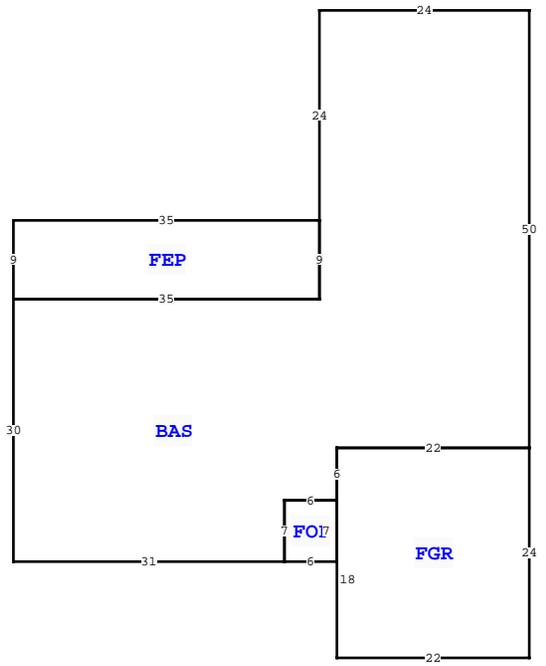


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	0	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,234	100	
FEP	315	80	
FGR	528	55	
FOP	42	30	
TOTALS	3,119		

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% - 0									
			Heated Area: 2234								
				HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		249,521	
TOTAL MARKET OB/XF VALUE		18,316	
TOTAL LAND VALUE - MARKET		37,800	
TOTAL MARKET VALUE		305,637	
SOH/AGL Deduction		107,152	
ASSESSED VALUE		198,485	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		147,074	
TOTAL JUST VALUE		305,637	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,637	

LAND:1:1: LOT 28 FAIRWAY VIEW UNIT 3
 PRCL:0:1: 08/29/05 TRIM RET - COA PER 911 REMAILE
 SALE:1:1: LOT 28, UNIT II, FAIRWAY VIEW

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0731/0802	7/22/1990	WD	Q	I		123,000
GRANTOR: MCALLISTER						
GRANTEE: RICHARD POWELL						
0644/0432	2/15/1988	WD	Q	V		14,000
GRANTOR: EADIE RENNY B III						
GRANTEE: MCALLISTER MARK W						

EXTRA FEATURES		178 NW OTTER CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100
2	0166	CONC, PAVMT	0 100
3	0280	POOL R/CON	0 100
4	0130	CLFENCE	5 0 100

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	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	880	
3	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1991	1991	3	40	14,336	
4	0130	CLFENCE	5 0 100	0	0	200.00	UT	5.50	5.50	100	1993	1993	3	100	1,100	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W24 S24 FEP= W35 S9 E35N9\$ S9 W35 S30 E31 FOP= E6 N7W6 S7\$ N7 E6 FGR= S18 E22 N24W22 S6\$ N6 E22 N50\$.

LAND DESCRIPTION		TOTAL OB/XF															18,316							
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	0140	C	SFR GOLF	100		RSF-2	68.00	140.00	1.00	LT		1.00	1.00	1.08	35,000.00	37,800.00	37,800							