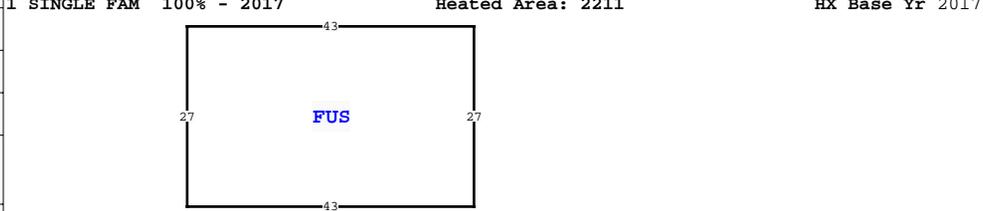


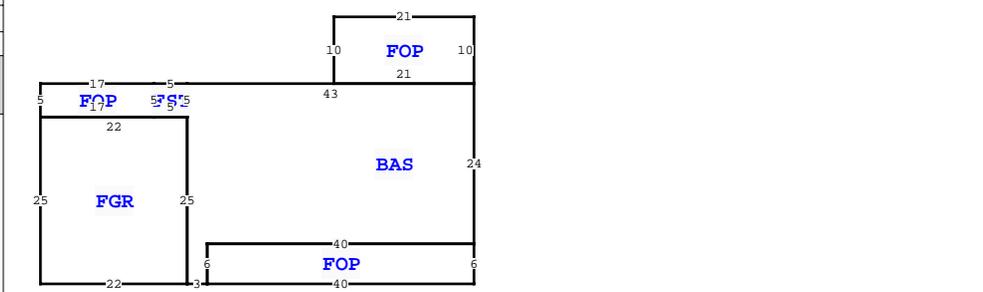
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	07	07

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,688	133.8876	152.63	410,269	1972	1980		0	0	35.00	65.00		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		266,675	
TOTAL MARKET OB/XF VALUE		7,470	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		309,145	
SOH/AGL Deduction		123,134	
ASSESSED VALUE		186,011	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		134,600	
TOTAL JUST VALUE		309,145	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,463	



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC 26316.030 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	104,170
FGR	550	55		302	29,961
FOP	85	30		26	2,579
FOP	210	30		63	6,250
FOP	240	30		72	7,143
FST	25	55		14	1,389
FUS	1,161	100		1,161	115,182
TOTALS	3,321			2,688	266,675



PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/2384	2/01/2016	WD Q	Q	I	01	187,500
GRANTOR: JOSHUA D & CHRISTA B						
GRANTEE: ZACK & BRITTANY MOS						
1240/0817	8/09/2012	WD Q	Q	I	01	162,500
GRANTOR: DOROSHEFF 'S						
GRANTEE: JOSHUA D & CHRISTA						

EXTRA FEATURES														588 NW FAIRWAY DR, 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	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,425.00	UT	2.00	2.00	100	1993	1993	3	100	2,850	
3	0258	PATIO	0	100	18	16	288.00	UT	2.50	2.50	100	1993	1993	3	100	720	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
TOTAL OB/XF																7,470	

BUILDING NOTES													

BUILDING DIMENSIONS													
FOP= N10 W21 S10 E21\$ BAS= W43 FST= W5 FOP= W17 S5 E17 N5\$ S5 E5 N5\$ S5 FGR= W22 S25 E22 N25 \$ S25 E3 FOP= E40 N6 W40 S6 \$ N6 E40 N24\$ PTR=N40 FUS= N27 W43 S27 E43\$S40\$.													

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							