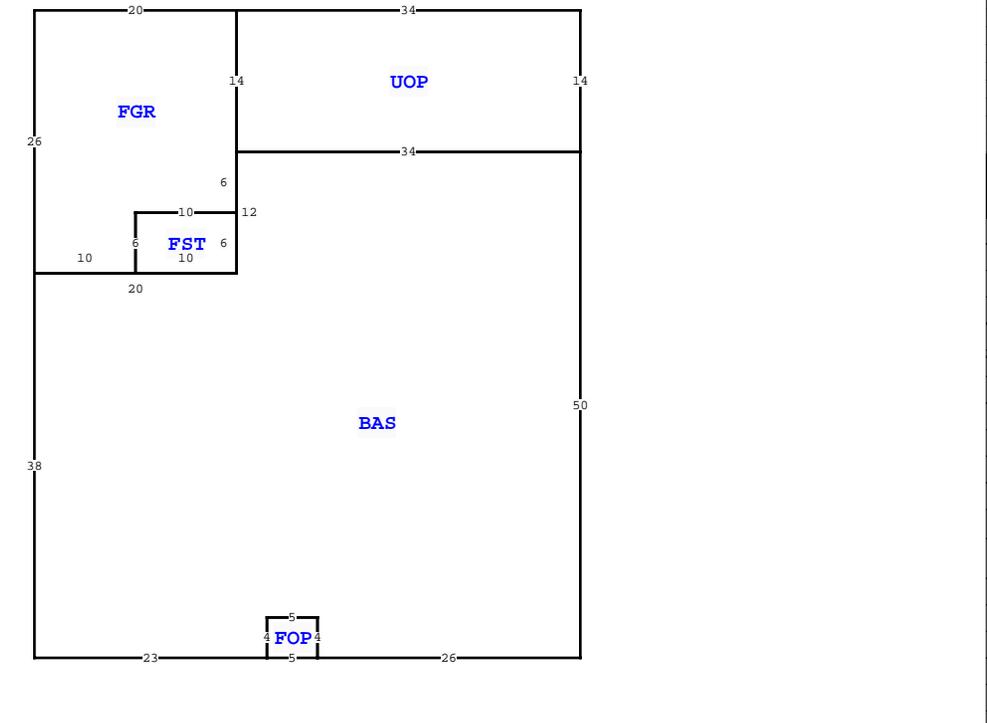


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,827	125.5380	143.11	404,572	1979	1979	0	0	35.00	65.00		



Quality	06	06			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100		2,440	226,972
FGR	460	55		253	23,535
FOP	20	30		6	558
FST	60	55		33	3,070
UOP	476	20		95	8,837
TOTALS	3,456			2,827	262,972

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC, PAVMT	0	100	0	0	3,586.00	UT	2.00	2.00	100	1993	1993	3	100	7,172	

EXTRA FEATURES																	
418 NW FAIRWAY DR, LAKE CITY																	
TOTAL OB/XF 9,572																	

LAND DESCRIPTION																	
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
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

TOTAL OB/XF 9,572																	
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			262,972
TOTAL MARKET OB/XF VALUE			9,572
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			307,544
SOH/AGL Deduction			137,060
ASSESSED VALUE			170,484
TOTAL EXEMPTION VALUE	HX HB WX DX		61,411
BASE TAXABLE VALUE			109,073
TOTAL JUST VALUE			307,544
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38576	MAINT/ALTR	80	09/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/454	12/16/2021	LE U	I	I	14	100

GRANTOR: SETNEY N JANICE
GRANTEE: STENEY N JANICE
0893/1924 12/16/1999 WD Q I 142,000
GRANTOR: MORRIS
GRANTEE: SETNEY

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
UOP= N14 W34 S14 E34\$ BAS= W34 FGR= N14 W20 S26 E10 FST= E10 N6 W10 S6\$ N6 E10 N6\$ S12 W20 S38 E23 FOP= E5 N4 W5 S4\$ N4 E5 S4 E26 N50\$.																	