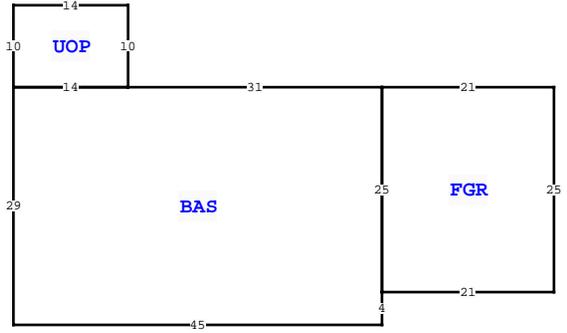
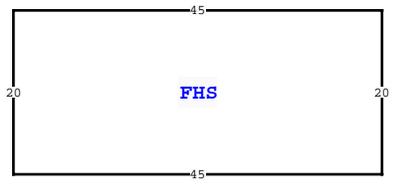


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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		
1	SINGLE FAM	100%	2017									Heated Area: 2205	HX Base Yr 2017



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	1,305	100		1,305	143,945
FGR	525	55		289	31,877
FHS	900	60		540	59,564
UOP	140	20		28	3,089
TOTALS	2,870			2,162	238,474

364 NW FAIRWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	200.00	UT	7.50	7.50	100	1993	1993	3	100	1,500	
3	0166	CONC,PAVMT	0	100	0	0	1,475.00	UT	2.00	2.00	100	1993	1993	3	100	2,950	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		238,474		
TOTAL MARKET OB/XF VALUE		5,650		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		279,124		
SOH/AGL Deduction		99,734		
ASSESSED VALUE		179,390		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		127,979		
TOTAL JUST VALUE		279,124		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		278,064		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31702	MAINT/ALTR	60	01/22/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/0822	1/22/2016	WD Q	Q	I	01	184,900
GRANTOR: ROBERT & KAREN CHAPMA						
GRANTEE: MICHAEL K & LINDA D						
1282/1535	9/23/2014	WD U	U	I	12	96,400
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ROBERT & KAREN CHAP						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W31 UOP= N10 W14 S10 E14\$ W14 S29 E45 N4 FGR= E21N25 W21 S25\$ N25\$ PTR=N30 FHS= N20 W45 S20 E45\$ S30\$.	

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									