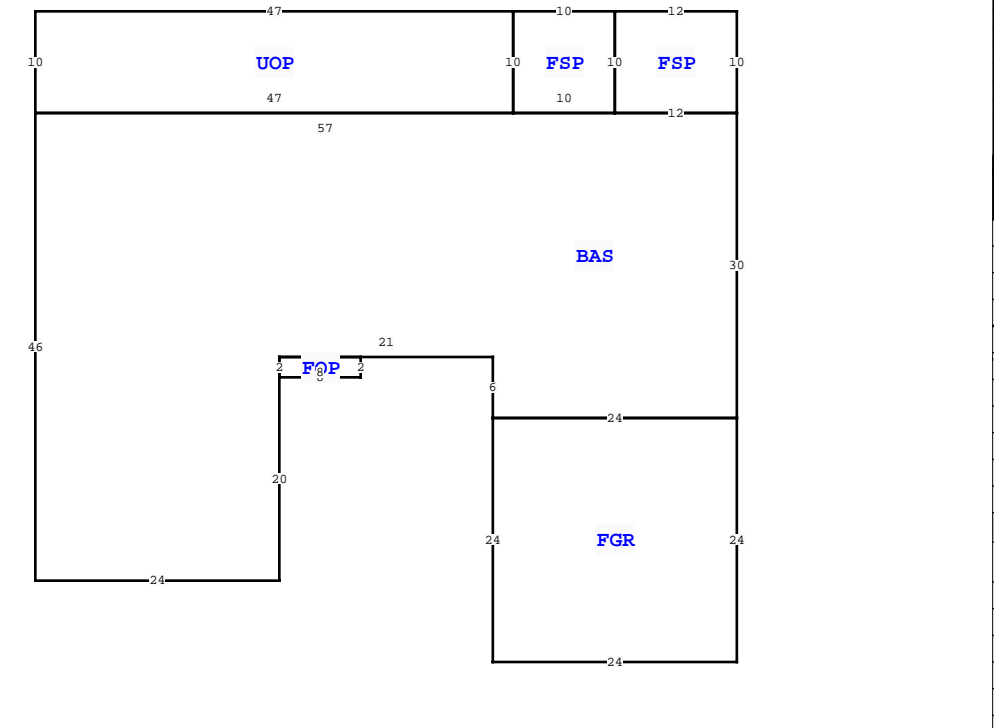


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	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	2,832	123.9700	138.85	393,223	1972	1972	0	0	0	35.00	65.00



Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	27316.080 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,328	100		2,328	210,108
FGR	576	55		317	28,610
FOP	16	30		5	451
FSP	100	40		40	3,610
FSP	120	40		48	4,332
UOP	470	20		94	8,484
TOTALS	3,610			2,832	255,595

EXTRA FEATURES		580 NW CLUBVIEW CIR, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
4	0166	CONC, PAVMT	0	100	0	0	1,480.00	UT	2.00	2.00	100	1993	1993	3	100	2,960	
5	0119	MASONRY WA	0	100	10	24	240.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

LAND DESCRIPTION		TOTAL OB/XF 7,160																						
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			0.00	0.00	1.50	LT		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			255,595
TOTAL MARKET OB/XF VALUE			7,160
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			307,755
SOH/AGL Deduction			143,767
ASSESSED VALUE			163,988
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			107,577
TOTAL JUST VALUE			307,755
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			307,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041944	Roof Replacement	18,710	05/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1251/1049	3/15/2013	WD Q	Q	I	01	147,500
GRANTOR: DAVID W & JODI M SIRA						
GRANTEE: JAMES WYNDELL & VAN						
1003/1676	12/31/2003	WD Q	Q	I		118,800
GRANTOR: ADAMS						
GRANTEE: SIRARD						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W57 S46 E24 N20 FOP= E8N2 W8S2\$ N2 E21 S6 FGR= S24 E24 N24 W24\$ E24 N30 FSP= N10 W12 FSP= W10 UOP= W47 S10 E47 N10\$ S10 E10 N10\$ S10 E12\$ W12\$.	