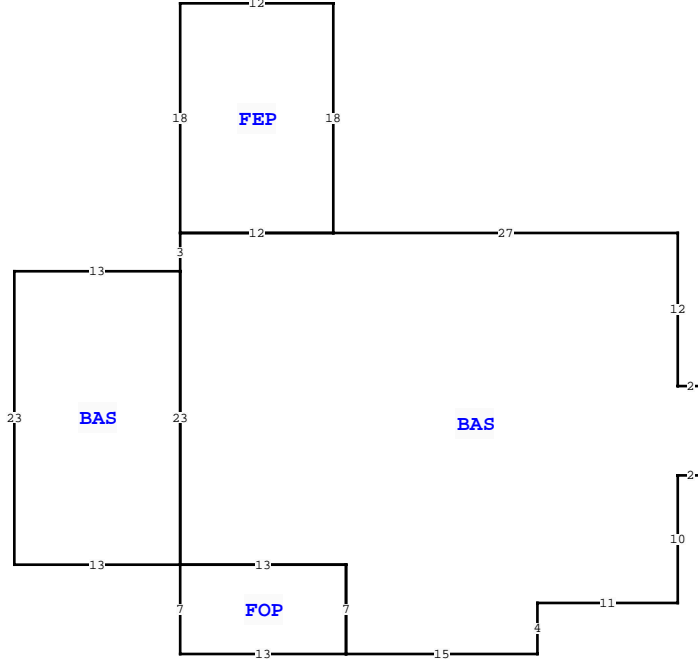


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2025									Heated Area: 1465 HX Base Yr	



MAP NUM	MKT AREA	01			
NEIGHBORHOOD/LOC	27416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	299	100		299	25,815
BAS	1,166	100		1,166	100,672
FEP	216	80		173	14,937
FOP	91	30		27	2,331
TOTALS	1,772			1,665	143,755

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	143,755		
TOTAL MARKET OB/XF VALUE	3,046		
TOTAL LAND VALUE - MARKET	28,000		
TOTAL MARKET VALUE	174,801		
SOH/AGL Deduction	0		
ASSESSED VALUE	174,801		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	174,801		
TOTAL JUST VALUE	174,801		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	176,128		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052258	Roof Replacement	10,200	02/05/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/1585	3/18/2024	WD	U	I	11	100
GRANTOR: STLWFAR LLC						
GRANTEE: STLWFAR FOUNDATION						
1403/2645	1/22/2020	WD	U	I	11	100
GRANTOR: PAUL MAX & JOSEPHINA						
GRANTEE: STLWFAR LLC						

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	0166	CONC, PAVMT	0	0	10	63	630.00	UT	2.00	2.00	100	0	0	3	100	1,260	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	0	12	14	168.00	UT	7.50	7.50	75	1993	1993	3	75	945	
4	0120	CLFENCE 4	0	0	0	0	190.00	UT	4.50	4.50	75	1993	1993	3	75	641	

TOTAL OB/XF													
446 SW BRANDY WAY, LAKE CITY													
3,046													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W27 FEP= N18 W12 S18 E12\$ W12 S3 BAS= W13 S23 E13N23\$ S23FOP= E13 S7 W13 N7\$E13 S7E15 N4 E11 N10 E2 N7 W2 N12\$.													

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF/ME	20.00	186.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							