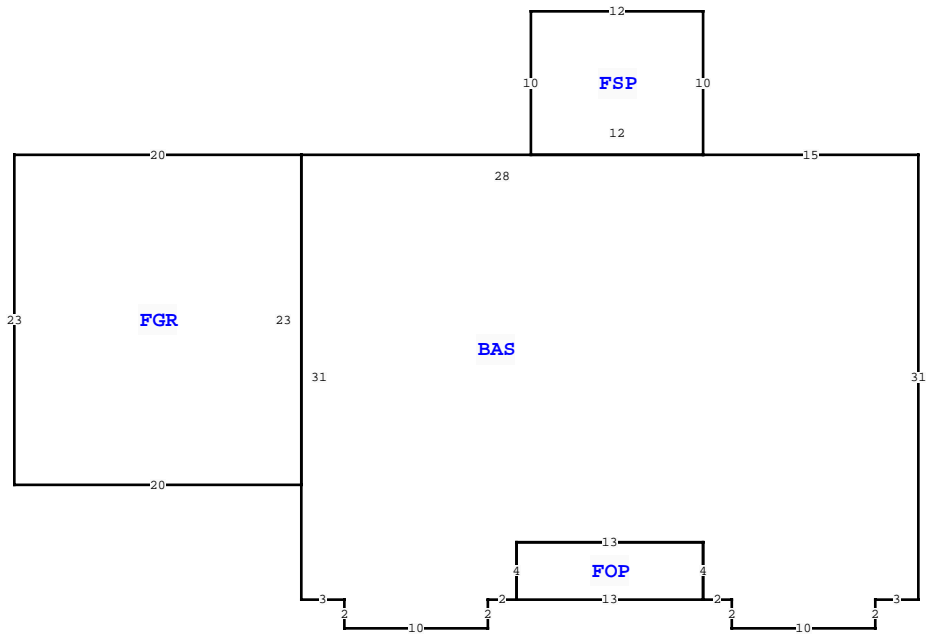


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	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		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	28316.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,321	100		1,321	139,214
FGR	460	55		253	26,662
FOP	52	30		16	1,686
FSP	120	40		48	5,058
TOTALS	1,953			1,638	172,621

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%	1996		Heated Area: 1321					HX Base Yr 1996	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			172,621
TOTAL MARKET OB/XF VALUE			25,849
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			233,470
SOH/AGL Deduction			78,951
ASSESSED VALUE			154,519
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			103,108
TOTAL JUST VALUE			233,470
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17929	POOL	75	02/09/2001
9290	SFR	220	01/25/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0798/1706	12/02/1994	WD	U	I	32	78,600
GRANTOR: NORTH CONST CO						
GRANTEE: MARK & PATRICIA CHR						
0798/1704	12/01/1994	WD	Q	V		12,500
GRANTOR: DDP CORP						
GRANTEE: NORTH CONST						

EXTRA FEATURES															344 NW EMERALD LAKES 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	0166	CONC, PAVMT	0	100	0	0	966.00	UT	1.50	100	1995	1995	3	100	1,449	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	100	2001	2001	3	40	14,336	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2001	2001	3	100	1,200	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	2,000	
5	0030	BARN, MT	0	0	24	26	624.00	UT	11.00	100	2017	2017	3	100	6,864	
TOTAL OB/XF 25,849																

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W15 FSP= N10 W12 S10 E12\$ W28 FGR= W20 S23 E20 N23\$ S31 E3 S2 E10 N2 E2 FOP= E13 N4 W13 S4\$ N4 E13 S4 E2 S2E10 N2 E3 N31\$.											

LAND DESCRIPTION												TOTAL OB/XF 25,849												
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							