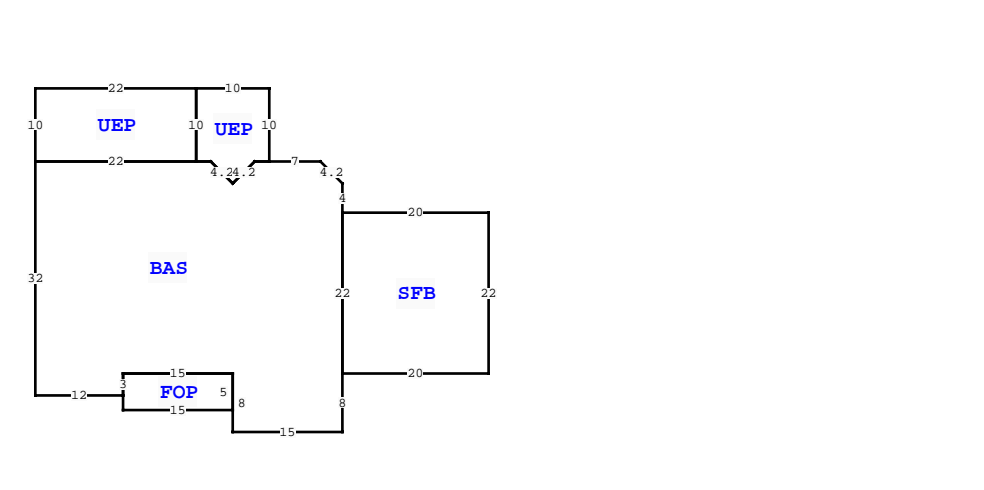
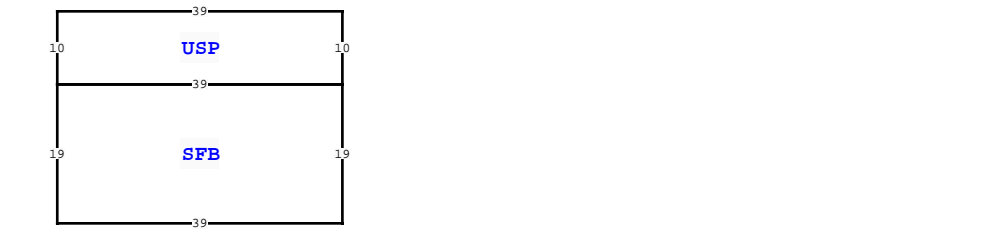


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,661	119.5698	133.92	356,361	1996	1996	0	0	30.45	69.55



Quality	06	06			
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	1,361	100		1,361	126,765
FOP	75	30		22	2,049
SFB	440	80		352	32,786
SFB	741	80		593	55,233
UEP	109	60		65	6,054
UEP	220	60		132	12,294
USP	390	35		136	12,667
TOTALS	3,336			2,661	247,849

173 NW CROWN JEWEL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	0	0	2,191.00	UT	1.50	1.50	100	1996	1996	3	100	3,287	
2	0120	CLFENCE	4	0	100	0	0	0	469.00	UT	2.50	2.50	100	1996	1996	3	100	1,173	
3	0166	CONC, PAVMT	0	100	0	0	0	0	413.00	UT	1.50	1.50	100	2001	2001	3	100	620	
4	0210	GARAGE U	0	100	22	24			1.00	UT	0.00	0.00	100	2001	2001	3	100	7,000	
5	0296	SHED METAL	0	100	0	0			1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
6	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00	0.00	100	2017	2017	3	100	4,500	
7	0282	POOL ENCL	0	100	36	31			1,116.00	UT	15.00	15.00	100	2017	2017	3	57	9,542	

TOTAL OB/XF 26,922

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			247,849	
TOTAL MARKET OB/XF VALUE			26,922	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			309,771	
SOH/AGL Deduction			146,538	
ASSESSED VALUE			163,233	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			111,822	
TOTAL JUST VALUE			309,771	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			314,015	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40980	REMODEL		12/07/2020
33008	ADDN SFR	256	05/26/2015
18446	GARAGE	55	06/26/2001
10888	SFR	230	03/13/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0822/2148	5/30/1996	WD	U	I	32	77,000

GRANTOR: BILL BLACKWELL CONST  
GRANTEE: ROBERTSON  
0819/2081 4/02/1996 WD Q V 13,500  
GRANTOR: DDP CORP  
GRANTEE: BILL BLACKWELL CORP

**BUILDING NOTES**

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] N4 U3L3 W7 W2 D3L3 U3L3 W2 W22 S32 E12 N3 E15 S8 E15 N8 N22 \$	
SFB=[ORIG=0,-30] N19 W39 S19 E39 \$	
SFB=[ORIG=0,22] E20 N22 W20 S22 \$	
USP=[ORIG=0,-49] N10 W39 S10 E39 \$	
UEP=[ORIG=-20,-7] N10 W22 S10 E22 \$	
UEP=[ORIG=-10,-7] N10 W10 S10 E2 D3R3 U3R3 E2 \$	
FOP=[ORIG=-30,25] S2 E15 N5 W15 S3 \$	