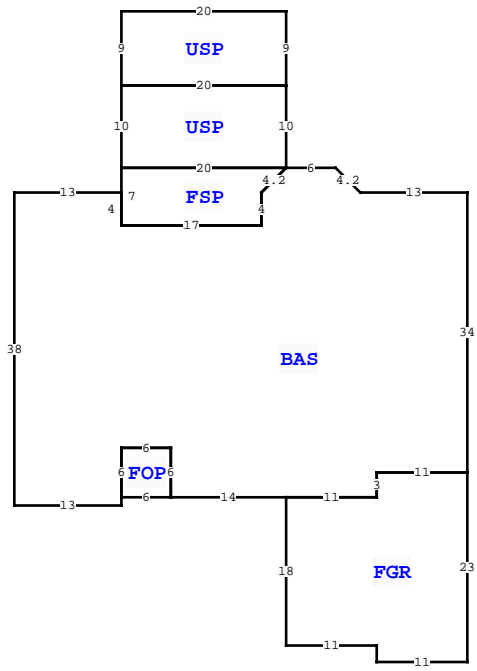


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	32 HARDIE BRD 90
Exterior Wall	21 STONE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,380	114.0720	127.76	304,069	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2012 Heated Area: 1938 HX Base Yr 2012													



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	1,938	100		1,938	203,031
FGR	451	55		248	25,981
FOP	36	30		11	1,152
FSP	124	40		50	5,238
USP	180	35		63	6,600
USP	200	35		70	7,333
TOTALS	2,929			2,380	249,337

318 NW ZACK 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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	50	2007	2007	3	50	1,000	
2	0166	CONC, PAVMT	0	100	0	1,505.00	UT	3.00	3.00	50	2007	2007	3	50	2,258	

TOTAL OB/XF 3,258

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	100		00	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				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	249,337			
TOTAL MARKET OB/XF VALUE	3,258			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	287,595			
SOH/AGL Deduction	99,678			
ASSESSED VALUE	187,917			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	136,506			
TOTAL JUST VALUE	287,595			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	290,635			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047256	Roof Replacement	29,601	05/17/2023
24622	SFR	591	06/13/2006
24211	SFR	550	03/09/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/1338	5/25/2011	WD	U	I	12	150,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MATTHEW J ROWAN						
1211/2044	3/22/2011	CT	U	I	12	100
GRANTOR: CLERK OF COURT (MEDLI)						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W13 L3 U3 W6 USP= N10 USP= N9 W20 S9 E20\$ W20 S10 E20\$ FSP= W20 S7 E17 N4 R3 U3 \$ D3 L3 S4 W17 N4 W13 S38 E13 N1 FOP= E6 N6 W6 S6\$ N6 E6 S6 E14 FGR= S18 E11 S2 E11 N23 W11 S3 W11\$ E11 N3 E11 N34\$.