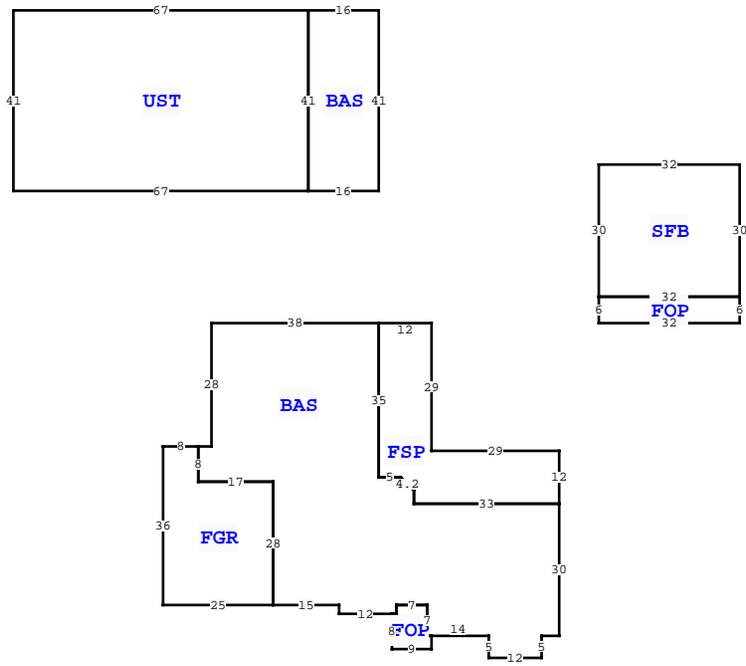




ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	28416.00	1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	6,828	103.5960	118.10	806,387	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2018 Heated Area: 4963 HX Base Yr 2018													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	656	100		656	62,754
BAS	3,347	100		3,347	320,178
FGR	764	55		420	40,178
FOP	81	30		24	2,296
FOP	192	30		58	5,549
FSP	797	40		319	30,516
SFB	960	80		768	73,468
UST	2,747	45		1,236	118,237
TOTALS	9,544			6,828	653,173

447 SW EVA TER, LAKE CITY

BLD DATE	LGL DATE	05/04/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0280	POOL R/CON	0	100	0	0	563.00	UT	175.00	175.00	100	2006	2006	3	51	50,248	
2	0282	POOL ENCL	0	100	0	0	1,510.00	UT	37.50	37.50	100	2006	2006	3	40	22,650	
3	0166	CONC, PAVMT	0	100	0	0	1,409.00	UT	2.00	2.00	100	2006	2006	3	100	2,818	

TOTAL OB/XF 75,716

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	10.00	AC		1.00	1.00	9,500.00	9,500.00	95,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			653,173	
TOTAL MARKET OB/XF VALUE			75,716	
TOTAL LAND VALUE - MARKET			95,000	
TOTAL MARKET VALUE			823,889	
SOH/AGL Deduction			251,999	
ASSESSED VALUE			571,890	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			520,479	
TOTAL JUST VALUE			823,889	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			818,319	
SALE:2:1: IN LIEU OF FORECLOSURE				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25750	GARAGE	394	04/25/2007
24080	POOL ENCL	30	01/26/2006
24080	POOL ENCL	30	01/26/2006
24009	POOL	225	01/03/2006
23449	SFR	940	08/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/2774	1/27/2017	WD Q	Q	I	01	480,000
GRANTOR: DOUGLAS E & KIMMY EDG						
GRANTEE: MICHAEL R HAWKHURST						
1041/1482	3/24/2005	WD Q	Q	V		80,000
GRANTOR: RALPH & CAROLYN NORRI						
GRANTEE: DOUGLAS E & KIMMY E						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W38 S28 W3 FGR= W8 S36 E25 N28 W17 N8\$ S8 E17 S28 E15 S2 E12 FOP= S8 E9 N3 W1 N7 W7 S2 W1\$ E1 N2 E7 S7 E14 S5 E12 N5 E4 N30 FSP= N12 W29 N29 W12 S35 E5 D3 R3 S3 E33\$ W33 N3 L3 U3 W5 N35\$ PTR= N30 BAS= N41 W16 UST= W67 S41 E67 N41\$ S41 E16\$ S30\$ PTR= E50 FOP= E32 N6 SFB= N30 W32 S30 E32\$ W32 S6\$ W50\$.	