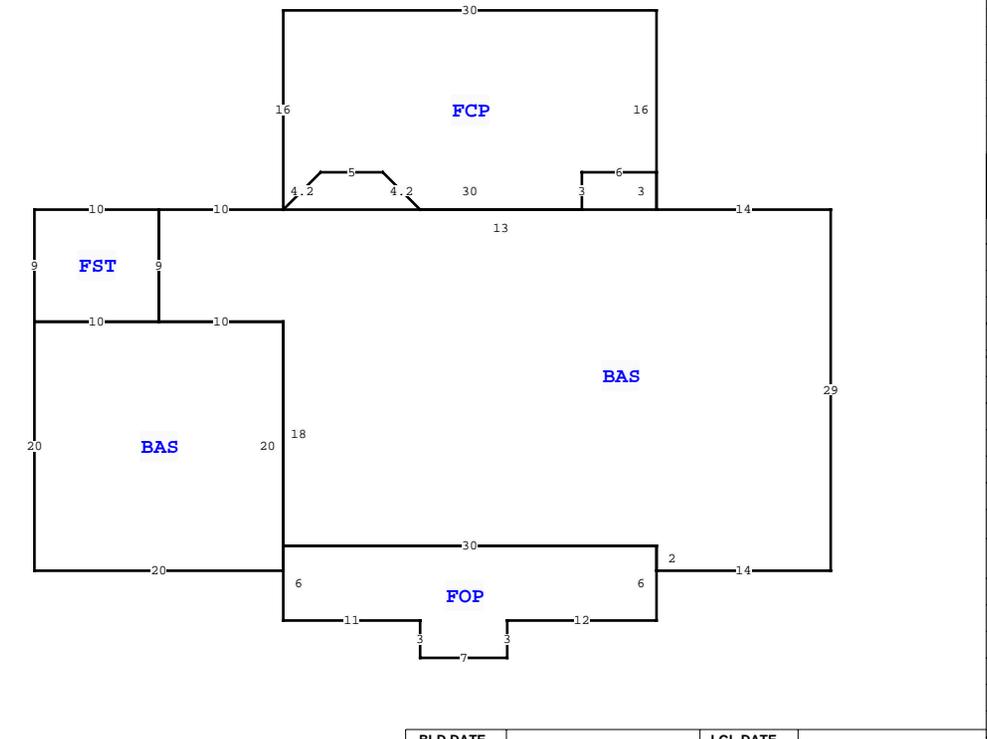


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architctual	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	1,978	118.1460	134.69	266,417	1996	1996	0	0	29.00	71.00



Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	28417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	38,252
BAS	1,348	100		1,348	128,909
FCP	480	25		120	11,476
FOP	201	30		60	5,738
FST	90	55		50	4,782
TOTALS	2,519			1,978	189,156

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			189,156
TOTAL MARKET OB/XF VALUE			1,950
TOTAL LAND VALUE - MARKET			23,040
TOTAL MARKET VALUE			214,146
SOH/AGL Deduction			69,233
ASSESSED VALUE			144,913
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			93,502
TOTAL JUST VALUE			214,146
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			208,315

SALE:1:1: 1 AC /FATHER TO SON/			
XFOB:1:1: REDM MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11067	SFR	230	04/22/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/1655	8/31/2012	WD	U	I	38	130,000
GRANTOR: RANDY A & JEANNIE SHE						
GRANTEE: DUSTIN IRWIN						
1060/0412	9/27/2005	WD	Q	I		153,000
GRANTOR: SIROIS & LORI W BARKE						
GRANTEE: RANDY& JEANNIE SHER						

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	100	0	0	UT	2.00	2.00	100	1996	1996	3	100	1,050	
2	0258	PATIO	0	100	10	10	UT	2.00	2.00	100	1996	1996	3	100	200	
3	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0169	FENCE/WOOD	0	100	10	10	UT	0.00	0.00	100	2017	2017	3	100	200	
5	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	300	

959 SW WENDY TER, LAKE CITY		BLD DATE	LGL DATE	05/08/2026	MLU
		XF DATE	LAND DATE		
		INC DATE	AG DATE		
TOTAL OB/XF 1,950					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FCP= N16 W30 S16E30\$ N3 W6 S3 W13 U3 L3 W5 L3 D3 W10 FST= W10S9 E10 N9\$ S9 BAS= W10 S20 E20 N20 W10\$ E10 S18 FOP= S6 E11 S3 E7 N3 E12 N6 W30 \$ E30 S2 E14 N29\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,950																						
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	1.28	AC		1.00	1.00	1.00	18,000.00	18,000.00	23,040							