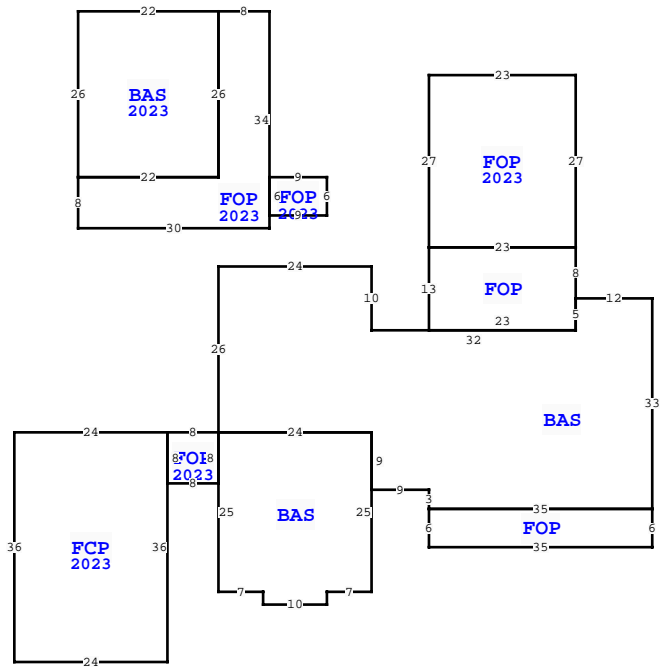


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	3,805	119.5040	133.84	509,261	2019	2019	0	0	6.00	94.00	
1 SINGLE FAM 100% - 2022 Heated Area: 3081 HX Base Yr 2022												



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	29216.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100		620	78,002
BAS	1,889	100		1,889	237,655
BAS	572	100	2023	572	71,963
FCP	864	25	2023	216	27,174
FOP	210	30		63	7,926
FOP	299	30		90	11,323
FOP	54	30	2023	16	2,013
FOP	64	30	2023	19	2,390
FOP	448	30	2023	134	16,859
FOP	621	30	2023	186	23,400
TOTALS	5,641			3,805	478,705

446 NW CAMBRIDGE HILL WAY, LAKE CITY

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			478,705
TOTAL MARKET OB/XF VALUE			91,120
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			634,825
SOH/AGL Deduction			106,622
ASSESSED VALUE			528,203
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			476,792
TOTAL JUST VALUE			634,825
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			621,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044851	Solar Power Syste	53,210	06/30/2022
000043832	Swimming Pool and	60,000	03/03/2022
000043336	Additions	85,000	12/08/2021
000043337	Additions	132,000	12/08/2021
37547	SFR	1,035	12/14/2018
37144	PUMP/UTPOL	50	08/27/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/848	2/12/2021	WD Q	Q	I	01	389,900
GRANTOR: SPRING JOHN DAVID						
GRANTEE: HETRICK CHRISTOPHER						
1354/0537	2/16/2018	WD Q	Q	V	01	42,000
GRANTOR: RONNIE L CADLE II						
GRANTEE: JOHN DAVID & ANITA						

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	0031	BARN,MT AE	0	100	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	35,000	
2	0166	CONC,PAVMT	0	100	0	180.00	UT	2.00	2.00	100	2019	2019	3	100	360	
3	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
4	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0280	POOL R/CON	0	100	0	640.00	UT	70.00	70.00	100	2023	2022		95	42,560	
6	0166	CONC,PAVMT	0	100	0	1,500.00	UT	3.00	3.00	100	2023	2022		100	4,500	
7	0169	FENCE/WOOD	0	100	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

BUILDING NOTES									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE					05/11/2026				
LAND DATE					MLU				
AG DATE									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W12 S5 W32 N10 W24 S26 E24 S9 E9 S3 E35 N33 \$									
FCP=[YR=2023;ORIG=-76,21] W24 S36 E24 N36 \$									
FOP=[YR=2023;ORIG=-12,-35] W23 S27 E23 N27 \$									
BAS=[ORIG=-68,21] S25 E7 S2 E10 N2 E7 N25 W24 \$									
BAS=[YR=2023;ORIG=-68,-45] W22 S26 E22 N26 \$									
FOP=[YR=2023;ORIG=-60,-45] W8 S26 W22 S8 E30 N34 \$									
FOP=[ORIG=-12,0] N8 W23 S13 E23 N5 \$									
FOP=[ORIG=-35,33] S6 E35 N6 W35 \$									
FOP=[YR=2023;ORIG=-76,21] E8 S8 W8 N8 \$									
FOP=[YR=2023;ORIG=-60,-19] E9 S6 W9 N6 \$									

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							