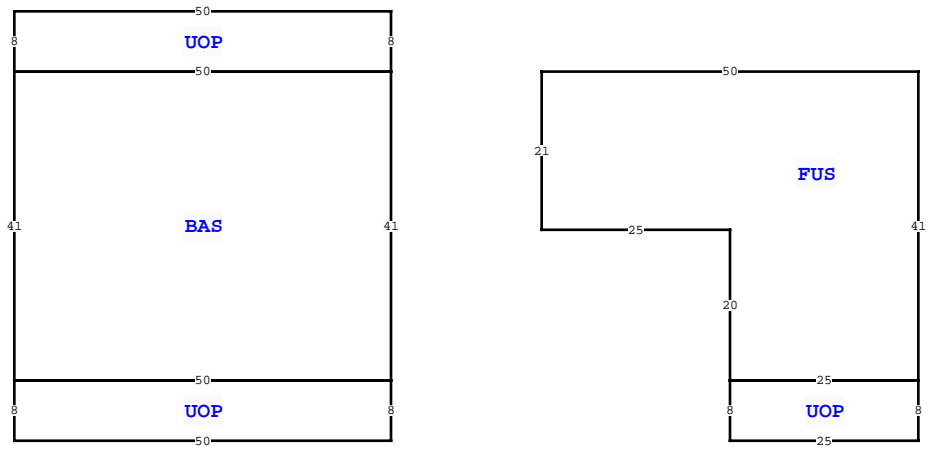


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
12	CEDAR 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
02	WALL BD/WD 50				
05	DRYWALL 50				
06	VINYL ASB 70				
14	CARPET 30				
03	CENTRAL 100				
04	AIR DUCTED 100				
4	100				
3.5	100				
01	NONE 100				
2.	2.100				
05	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
5000	IMPROVED AG				
	MKT AREA		03		
30216.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100		2,050	154,824
FUS	1,550	100		1,550	117,062
UOP	200	20		40	3,021
UOP	400	20		80	6,042
UOP	400	20		80	6,042
TOTALS	4,600			3,800	286,989

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021								
Heated Area: 3600						HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		318,462	
TOTAL MARKET OB/XF VALUE		14,988	
TOTAL LAND VALUE - MARKET		135,100	
TOTAL MARKET VALUE		412,774	
SOH/AGL Deduction		97,307	
ASSESSED VALUE		315,467	
TOTAL EXEMPTION VALUE		HX HB 13 275,094	
BASE TAXABLE VALUE		40,373	
TOTAL JUST VALUE		468,550	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		449,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055437	Electrical Servic		04/08/2026
000048967	Roof Replacement	9,300	01/05/2024
38134	STORAGE	200	05/17/2019
38099	PUMP/UTPOL	50	05/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/193	4/25/2023	WD	U	I	37	55,000
GRANTOR: FERGUSON RICHARD A						
GRANTEE: BROOKINS BRETT						
1425/646	12/02/2020	WD	U	I	30	100
GRANTOR: MOTLEY BRENDA L FERGU						
GRANTEE: FERGUSON RICHARD A						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF								
2043 NW COMBS TER, LAKE CITY					05/18/2026		05/15/2022										
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	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0166	CONC, PAVMT	0	100	14	20	560.00	UT	1.50	1.50	100	1993	1993	3	100	840	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
5	0060	CARPORT F	0	100	16	42	672.00	UT	4.00	4.00	100	2005	2005	3	100	2,688	
6	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
7	0294	SHED WOOD/	0	100	28	30	840.00	UT	9.00	9.00	100	2005	2005	3	100	7,560	

TOTAL OB/XF																
14,988																

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	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	0100	C	SFR	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
3	6200	A	PASTURE 3	0		00	0.00	0.00	8.30	AC		1.00	1.00	1.00	280.00	280.00	2,324							
4	0000	C	VAC RES	100		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	63,000							
5	9910	M	MKT. VAL. AG	0		00	0.00	0.00	8.30	AC		1.00	1.00	1.00	7,000.00	7,000.00	58,100							

