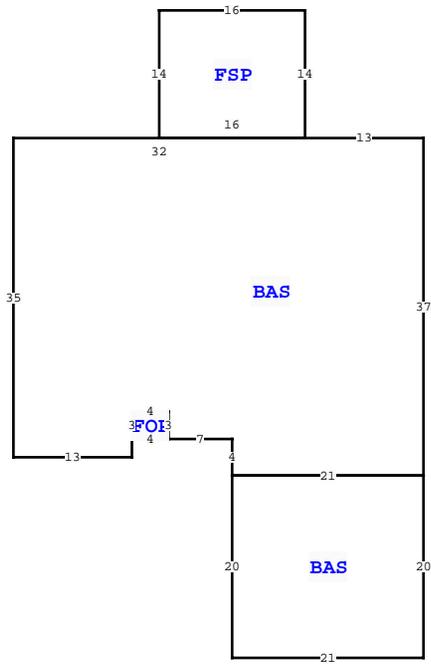




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	70
Exterior Wall	19	COMMON BRK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.00	1.00/	

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%	- 2022									Heated Area: 2003	HX Base Yr 2022



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	49,693
BAS	1,583	100		1,583	187,295
FOP	12	30		4	473
FSP	224	40		90	10,649
TOTALS	2,239			2,097	248,109

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	100	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,975.00	UT	3.00	3.00	100	2008	2008	3	100	5,925	
3	0258	PATIO	0	100	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

TOTAL OB/XF													
114 NW GERANIUM CT, LAKE CITY													
8,425													

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			248,109
TOTAL MARKET OB/XF VALUE			8,425
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			279,034
SOH/AGL Deduction			30,826
ASSESSED VALUE			248,208
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			196,797
TOTAL JUST VALUE			279,034
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26720	SFR	682	02/06/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/1236	12/22/2021	WD Q	Q	I	01	220,000
GRANTOR: ROCK CONTRACTORS INC						
GRANTEE: HARRIS EUGENIA STEW						
1135/0722	10/22/2007	WD Q	Q	V	01	100
GRANTOR: 121 PROPERTIES LLC						
GRANTEE: ROCK CONTRACTORS IN						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W13 W32 S35 E13 N2 N3 E4 S3 E7 S4 E21 N37 \$													
BAS=[ORIG=-21,37] S20 E21 N20 W21 \$													
FSP=[ORIG=-13,0] N14 W16 S14 E16 \$													
POP=[ORIG=-32,33] E4 N3 W4 S3 \$													