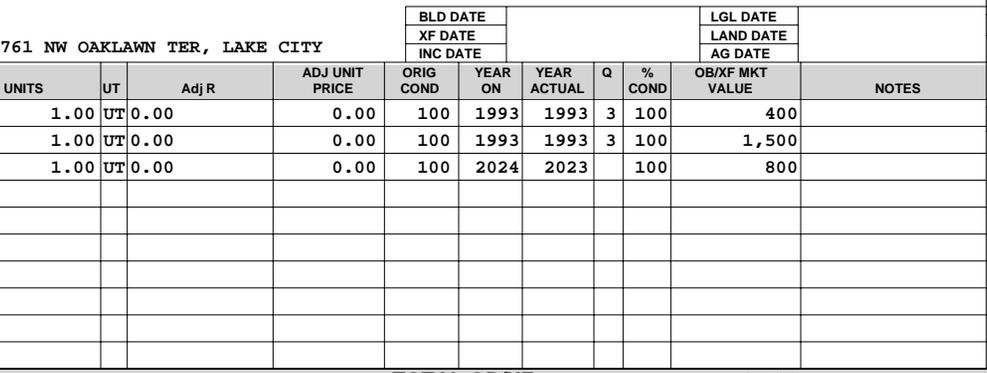


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 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 07
NEIGHBORHOOD/LOC	30317.030 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	1,430	111.4000	127.00	181,610	1976	1990	10	0	0	35.00	55.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1352 HX Base Yr														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	5,867
BAS	228	100		228	15,926
BAS	1,040	100		1,040	72,644
FOP	72	30		22	1,537
FSP	140	40		56	3,912
TOTALS	1,564			1,430	99,886

L	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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0060	CARPORT F	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

EXTRA FEATURES		761 NW OAKLAWN TER, LAKE CITY													
BLD DATE		LGL DATE													
XF DATE		LAND DATE													
INC DATE		AG DATE													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	99,886		
TOTAL MARKET OB/XF VALUE	2,700		
TOTAL LAND VALUE - MARKET	5,156		
TOTAL MARKET VALUE	107,742		
SOH/AGL Deduction	0		
ASSESSED VALUE	107,742		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	107,742		
TOTAL JUST VALUE	107,742		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	107,772		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1088	ADDN SFR	25	12/12/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/934	7/20/2023	WD	Q	I	01	120,000

GRANTOR: HENDERSON CLAUDETTE
GRANTEE: HAGHANI RENTALS LLC
1345/1657 10/04/2017 WD U I 11 100
GRANTOR: CLAUDETTE HENDERSON-L
GRANTEE: CLAUDETTE HENDERSON

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W38 S26 E25 E15 N19 N7 W2 \$	
BAS=[ORIG=2,26] E12 N19 W12 S19 \$	
FSP=[ORIG=2,0] E12 N10 W14 S10 E2 \$	
BAS=[ORIG=2,7] E12 N7 W12 S7 \$	
FOP=[ORIG=-13,26] S4 E18 N4 W18 \$	

LAND DESCRIPTION		TOTAL OB/XF 2,700																						
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	0			0.00	0.00	8,250.00	SF		1.00	1.00	1.25	0.50	0.63	5,156							