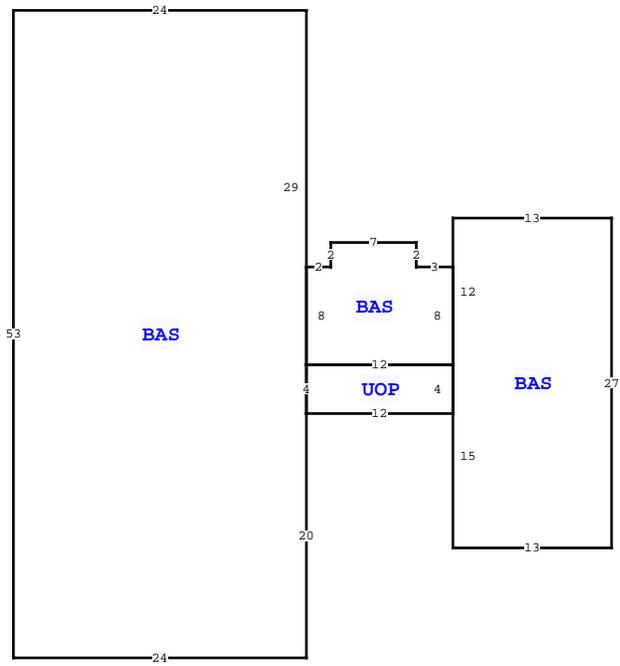


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	110	100	
BAS	351	100	
BAS	1,272	100	
UOP	48	20	
TOTALS	1,781		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,743	121.6600	136.26	237,501	1959	1959	0	0	35.00	65.00
1 SINGLE FAM 100% - 2022 Heated Area: 1733 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		154,376
TOTAL MARKET OB/XF VALUE		1,630
TOTAL LAND VALUE - MARKET		44,262
TOTAL MARKET VALUE		200,268
SOH/AGL Deduction		35,711
ASSESSED VALUE		164,557
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,146
TOTAL JUST VALUE		200,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/1665	12/06/2021	WD	Q	I	01	171,000
GRANTOR: GENOVESE JOSEPH						
GRANTEE: HESTER SHARON G						
0763/0954	8/07/1992	WD	U	I	11	31,000
GRANTOR: BARNETT BANK						
GRANTEE: JOSEPH GENOVESE						

EXTRA FEATURES		452 NW SHELBY TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0296	SHED METAL	0 100
3	0081	DECKING WI	0 100

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	1.00	UT	0.00	0.00	100	0	0	3	100	30	
2	0296	SHED METAL	0 100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
3	0081	DECKING WI	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
TOTALS																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S53 E24 N20 UOP= E12 N4 W12 S4\$ N4 BAS= E12 BAS= S15 E13 N27 W13 S12\$ N8 W3 N2 W7 S2 W2 S8\$ N29\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,630																						
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		*RSF-3	0.00	0.00	46,591.91	SF		1.00	1.00	1.00	0.95	0.95	44,262							