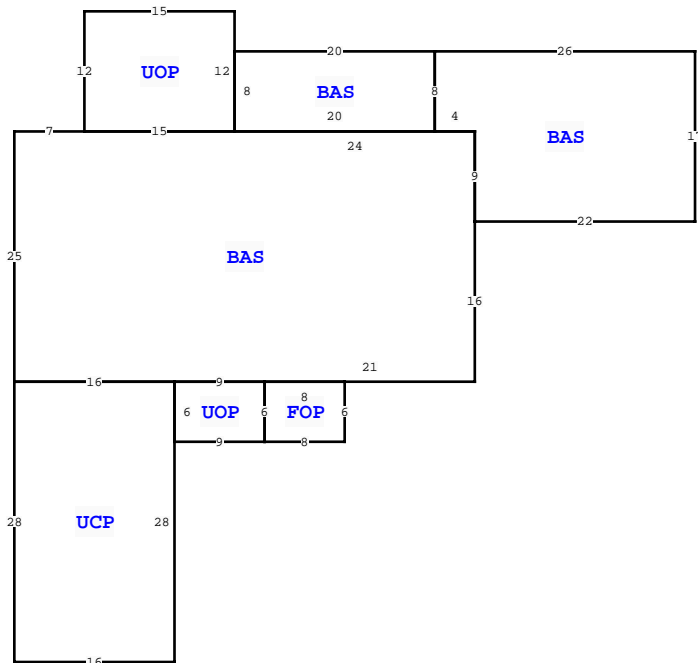


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 90
Exterior Wall	08 WD OR PLY 10
Roof Structure	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	02 WALL BD/WD 100
Interior Floor	14 CARPET 60
Interior Floor	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,867	99.1980	111.10	207,424	1959	1959	0	0	35.00	65.00
1 SINGLE FAM			100% - 2024	Heated Area: 1716			HX Base Yr 2024				



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	31317.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	11,554
BAS	406	100		406	29,320
BAS	1,150	100		1,150	83,047
FOP	48	30		14	1,011
UCP	448	20		90	6,499
UOP	54	20		11	794
UOP	180	20		36	2,600
<b>TOTALS</b>	<b>2,446</b>			<b>1,867</b>	<b>134,826</b>

381 NW FERN BROOK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100
3	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			134,826
TOTAL MARKET OB/XF VALUE			2,350
TOTAL LAND VALUE - MARKET			53,034
TOTAL MARKET VALUE			190,210
SOH/AGL Deduction			26,122
ASSESSED VALUE			164,088
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			112,677
TOTAL JUST VALUE			190,210
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			163,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/0480	6/14/2019	WD	Q	I	01	137,500
GRANTOR: FRANCES JEAN MADSEN &						
GRANTEE: ROBERT F & JANE D C						
1356/1723	3/26/2018	WD	Q	I	01	124,900
GRANTOR: DAVID J & SHARON G RO						
GRANTEE: FRANCES JEAN MADSEN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W7 S25 UCP= S28 E16 N28W16 E16 UOP= S6 E9 N6 W9 S E9FOP= S6 E8 N6 W8 S E21 N16 BAS= E22 N17 W26 BAS= W20 S8E20 N8 S S E4 S9 S N9 W24 UOP= N12 W15 S12 E15 S W15 S.	

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	DPTH 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-1	0.00	0.00	37,881.61	SF		1.00	1.00	0.70	2.00	1.40	53,034							