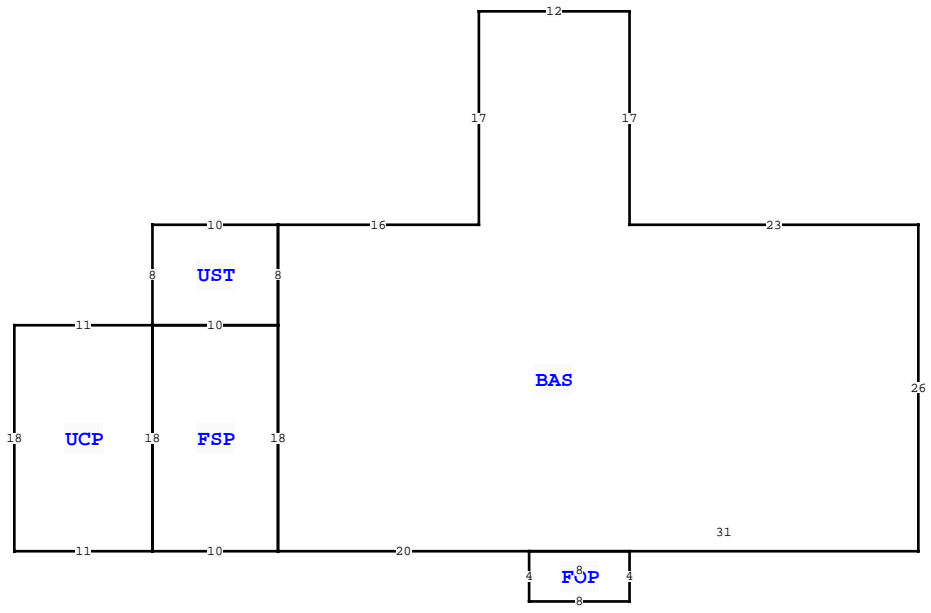




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	06 BD/BATTEN 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 70				
Interior Floor	08 SHT VINYL 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	1.5 100				
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	04 04				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,530	100		1,530	115,521
FOP	32	30		10	755
FSP	180	40		72	5,437
UCP	198	20		40	3,020
UST	80	45		36	2,718
TOTALS	2,020			1,688	127,451

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,688	103.7134	116.16	196,078	1966	1966		0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 1530 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		127,451
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		28,758
TOTAL MARKET VALUE		156,309
SOH/AGL Deduction		8,168
ASSESSED VALUE		148,141
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		148,141
TOTAL JUST VALUE		156,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1513	REMODEL	50	12/16/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0341	3/03/2016	WD	U	I	37	35,000
GRANTOR: KRISTINE J BENTON (FK)						
GRANTEE: DREW DEVELOPMENT LL						
0914/1665	11/17/2000	QC	Q	I	01	100
GRANTOR: KATHLEEN CUMIMINGS (S)						
GRANTEE: KRISTINE CUMMINGS						

EXTRA FEATURES		421 NW FERN BROOK LOOP, LAKE CITY															
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	

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

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W23 N17 W12 S17 W16 UST= W10 S8 E10 N8\$ S8 FSP= W10 UCP= W11 S18 E11 N18\$ S18E10 N18\$ S18 E20 FOP= S4 E8 N4 W8\$ E31 N26\$.													

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	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		*RSF-1	0.00	0.00	15,976.73	SF		1.00	1.00	0.90	2.00	1.80	28,758							