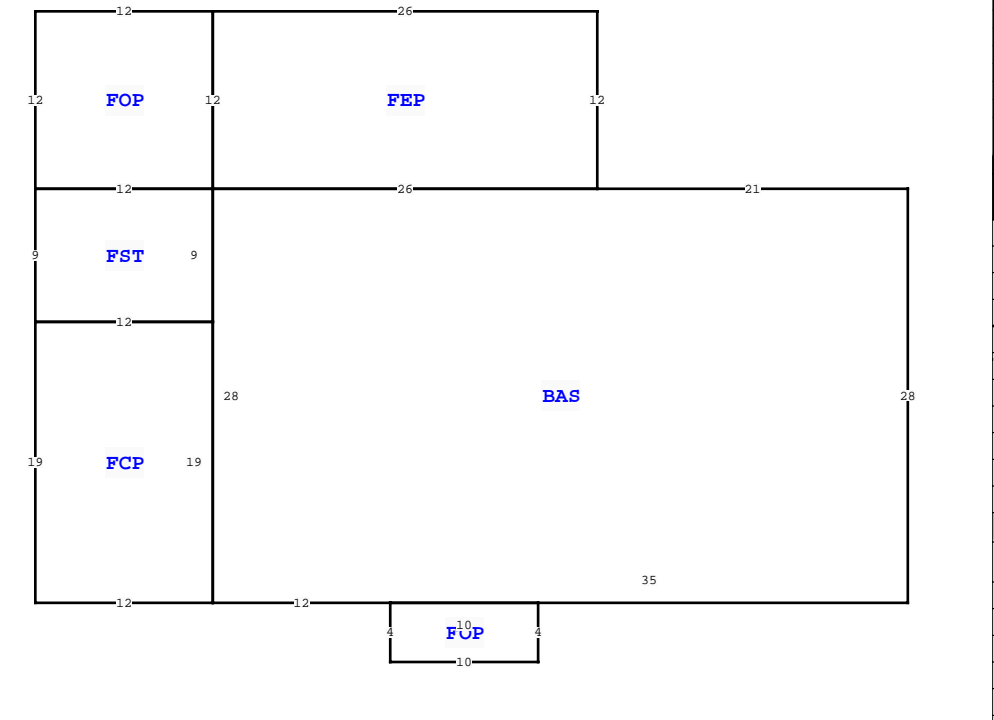


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,737	88.9840	99.66	173,109	1960	1960	0	0	0	35.00	65.00	



QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC																																																
05 05	0100			31317.040 1.00/																																																
SINGLE FAMILY																																																				
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr><td>BAS</td><td>1,316</td><td>100</td><td></td><td>1,316</td><td>85,249</td></tr> <tr><td>FCP</td><td>228</td><td>25</td><td></td><td>57</td><td>3,693</td></tr> <tr><td>FEP</td><td>312</td><td>80</td><td></td><td>250</td><td>16,195</td></tr> <tr><td>FOP</td><td>40</td><td>30</td><td></td><td>12</td><td>777</td></tr> <tr><td>FOP</td><td>144</td><td>30</td><td></td><td>43</td><td>2,785</td></tr> <tr><td>FST</td><td>108</td><td>55</td><td></td><td>59</td><td>3,822</td></tr> <tr><td>TOTALS</td><td>2,148</td><td></td><td></td><td>1,737</td><td>112,521</td></tr> </tbody> </table>					AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,316	100		1,316	85,249	FCP	228	25		57	3,693	FEP	312	80		250	16,195	FOP	40	30		12	777	FOP	144	30		43	2,785	FST	108	55		59	3,822	TOTALS	2,148			1,737	112,521
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594 NW GWEN LAKE AVE, LAKE CITY

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

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	0294	SHED WOOD/	0	0	11	12	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

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	0		*RSF-3	0.00	0.00	12,985.89	SF		1.00	1.00	1.00	1.25	1.25	16,232							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			112,521
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			16,232
TOTAL MARKET VALUE			129,953
SOH/AGL Deduction			0
ASSESSED VALUE			129,953
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			129,953
TOTAL JUST VALUE			129,953
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			126,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045873	Electrical Servic	0	11/08/2022
606	STORAGE	25	12/26/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/2737	2/06/2023	WD U	U	I	11	100

GRANTOR: THOMAS MARY K AKA MAR
 GRANTEE: THOMAS REAL ESTATE
 1283/1602 10/23/2014 WD U I 12 44,000
 GRANTOR: FEDERAL HOME LOAN MOR
 GRANTEE: MARY K THOMAS

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W21 FEP= N12 W26 S12 E26\$ W26 FOP= N12 W12 S12 E12\$ FST= W12 S9 FCP= S19 E12 N19 W12\$ E12 N9\$ S28 E12 FOP= S4 E10N4 W10\$ E35 N28\$.