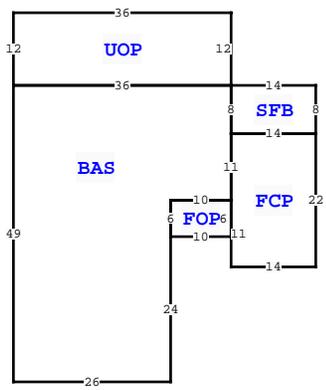
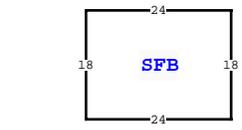




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	26	ALM SIDING	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		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		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	31317.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100		1,464	66,618
FCP	308	25		77	3,504
FOP	60	30		18	819
SFB	112	80		90	4,095
SFB	432	80		346	15,745
UOP	432	20		86	3,913
TOTALS	2,808			2,081	94,694

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2016		210,431	1960	1960	20	0	35.00	45.00
				Heated Area: 2008			HX Base Yr 2016				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			94,694
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			11,348
TOTAL MARKET VALUE			106,442
SOH/AGL Deduction			48,679
ASSESSED VALUE			57,763
TOTAL EXEMPTION VALUE	HX HB	32,763	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			106,442
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			104,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/1076	10/30/2015	WD	U	I	18	31,200
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: EDWARD W & JOYCE K						
1293/1365	4/08/2015	WD	U	I	18	100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: SECRETARY OF HOUSIN						

EXTRA FEATURES															596 NW RIDGEWOOD AVE, LAKE CITY		
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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

BUILDING NOTES																			
BUILDING DIMENSIONS																			
BAS= W36 S49 E26 N24 FOP= E10 N6 W10 S6\$ N6 E10 FCP= S11 E14 N22 W14 S11\$ N11 SFB= E14 N8 W14 S8\$ N8\$ UOP= N12 W36 S12 E36\$ PTR= N40 SFB= N18 W24 S18 E24\$ S40\$.																			

LAND DESCRIPTION										TOTAL OB/XF										400					
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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-1	0.00	0.00	13,272.11	SF		1.00	1.00	0.90		0.95	0.86	11,348						