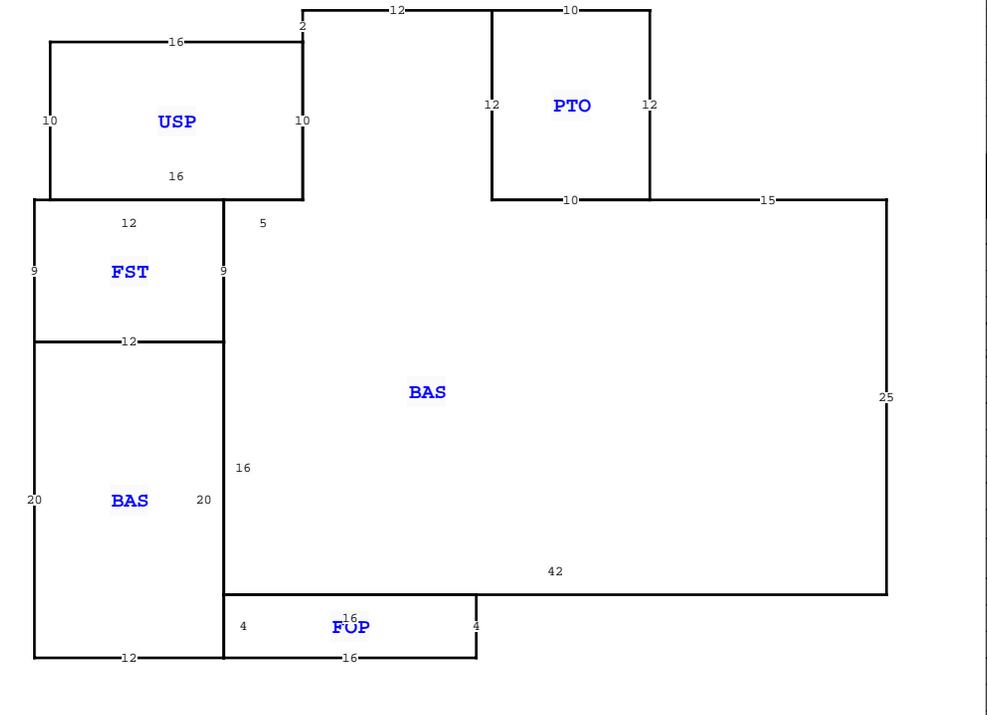




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
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	1,574	124.5420	141.98	223,477	1966	1985	0	0	35.00	65.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	31317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	22,149
BAS	1,194	100		1,194	110,191
FOP	64	30		19	1,754
FST	108	55		59	5,445
PTO	120	5		6	554
USP	160	35		56	5,168
TOTALS	1,886			1,574	145,260

1473 NW AVERY GLN, LAKE CITY			
BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

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	90.00	UT	2.00	2.00	100	1993	1993	3	100	180	
2	0130	CLFENCE	5	0	100	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

EXTRA FEATURES																
TOTAL OB/XF 480																

LAND DESCRIPTION																								
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		*RMF	290.00	130.00	11,674.00	SF		1.00	1.00	1.00	0.95	0.95	11,090							

TOTAL OB/XF 480																
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			145,260
TOTAL MARKET OB/XF VALUE			480
TOTAL LAND VALUE - MARKET			11,090
TOTAL MARKET VALUE			156,830
SOH/AGL Deduction			59,440
ASSESSED VALUE			97,390
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			40,979
TOTAL JUST VALUE			156,830
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1323/2380	9/01/2016	WD Q	Q	I	01	89,900
GRANTOR: DANA JEANNE HOBBS (A)						
GRANTEE: MARK D, MARY T & AN						
1226/2482	12/19/2011	WD U	U	I	12	52,000
GRANTOR: WELL FARGO BANK NA						
GRANTEE: EMIL M & DANA J HOB						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W15 PTO= N12 W10 S12 E10\$ W10 N12 W12 S2 USP= W16 S10 E16 N10\$ S10 W5 FST= W12 S9 E12 N9\$ S9 BAS= W12 S20 E12 N20\$ S16 FOP= S4 E16 N4 W16\$ E42 N25 \$.																