



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Stories	1.	1.	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800	MULTI-FAM	<10
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,708	100	
FOP	140	30	
TOTALS	1,848		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	DUPLX	0%	- 0									
Heated Area: 1708 HX Base Yr												
TOTALS	1,848		1,750	92,321								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			92,321
TOTAL MARKET OB/XF VALUE			300
TOTAL LAND VALUE - MARKET			26,325
TOTAL MARKET VALUE			118,946
SOH/AGL Deduction			0
ASSESSED VALUE			118,946
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			118,946
TOTAL JUST VALUE			118,946
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			114,188
LAND:1:1: 1992 DOR STUDY			
BLDG:1:1: 1992 DOR STUDY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-403	REMODEL	0	10/23/2014
14-0361	MAINT/ALTR	0	09/30/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/2425	8/27/2014	WD	U	I	38	770,000
GRANTOR: GREENTREE TOWNHOUSES						
GRANTEE: MAR-MIC DEVELOPERS						
1071/2521	1/19/2006	WD	Q	I		1,430,000
GRANTOR: CASA VERDE INC						
GRANTEE: GREENTREE TOWNHOUSE						

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												
1	0166	CONC,PAVMT	0	0	0	0		0.00	100	2016	2016	3 100												
1431 NW WAYNE PL, LAKE CITY																								
<table border="0"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/12/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	05/12/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																						
XF DATE		LAND DATE	05/12/2026																					
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BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W50 S28 E15 FOP= S4 E20N7 W20 S3\$ N3 E20 S3 E31 N23 W16 N5\$.			

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	0300	C	MULTI-FAM	0		*RMF	250.00	136.00	17,550.01	SF		1.00	1.00	1.00	1.50	1.50	26,325								