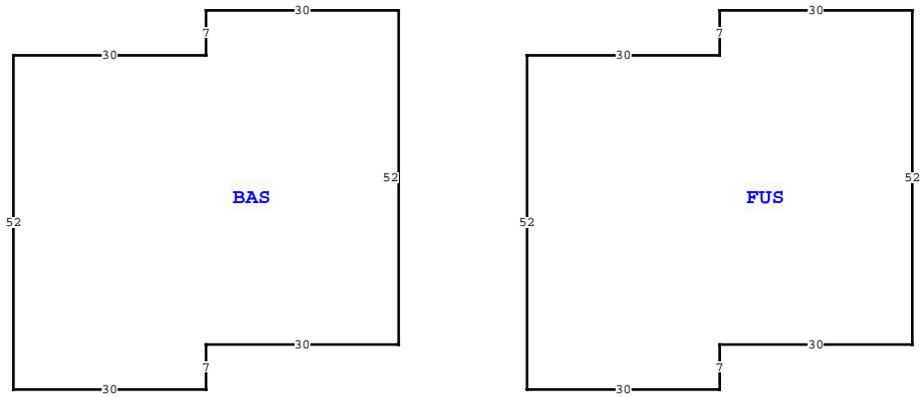


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 60
Exterior Wall	15 CONC BLOCK 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	0 100
Stories	2. 2. 100
Units	8 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0300MULTI-FAM 10+

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2200	03	6,240	106.8580	69.46	433,430	1982	1982	0	0	50.00	50.00		
1 M/FAM LOW 0% - 0 Heated Area: 6240 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,120	100		3,120	108,358
FUS	3,120	100		3,120	108,358
<b>TOTALS</b>	<b>6,240</b>			<b>6,240</b>	<b>216,715</b>

NEIGHBORHOOD/LOC		31317.00 1.00/	
MAP NUM	MKT AREA	06	
1418 NW WAYNE PL, LAKE CITY			
BLD DATE		LGL DATE	
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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	

LAND DESCRIPTION														TOTAL OB/XF 8,000										
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	240.00	418.00	58,520.00	SF		1.00	1.00	1.10	4.25	4.68	273,581							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 3	1
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 1				Tax Dist:	
BUILDING MARKET VALUE				650,145	
TOTAL MARKET OB/XF VALUE				8,000	
TOTAL LAND VALUE - MARKET				273,581	
TOTAL MARKET VALUE				931,726	
SOH/AGL Deduction				0	
ASSESSED VALUE				931,726	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				931,726	
TOTAL JUST VALUE				931,726	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				901,681	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/2421	8/27/2014	WD	U	I	38	486,400
GRANTOR: WAYNE MANOR LLC						
GRANTEE: MAR-MIC DEVELOPERS						
1080/0617	3/31/2006	WD	Q	I		1,032,000
GRANTOR: RODNEY D MCGALLIARD						
GRANTEE: WAYNE MANOR LLC						

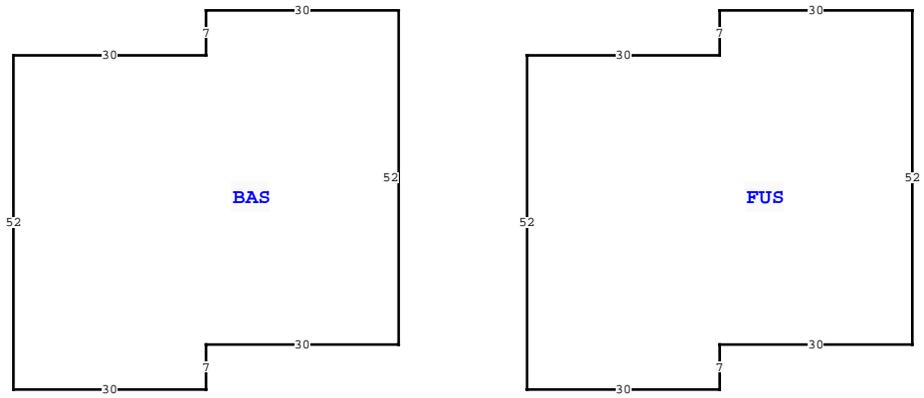
BUILDING NOTES

BUILDING DIMENSIONS
BAS= W30 S7 W30 S52 E30 N7 E30 N52\$ PTR=E20 S7 FUS= E30 N7 E30S52 W30 S7 W30 N52\$ W20 N7\$.



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 60
Exterior Wall	15 CONC BLOCK 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	0 100
Stories	2. 2. 100
Units	8 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0300 MULTI-FAM 10+
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2200	03	6,240	106.8580	69.46	433,430	1982	1982	0	0	50.00	50.00		
3 M/FAM LOW 0% - 0 Heated Area: 6240 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,120	100		3,120	108,358
FUS	3,120	100		3,120	108,358
TOTALS	6,240			6,240	216,715

NEIGHBORHOOD/LOC	
31317.00	1.00/
1418 NW WAYNE PL, LAKE CITY	

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	% COND	OB/XF MKT VALUE	NOTES

TOTAL OB/XF													
0													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

TOTAL OB/XF													
0													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 3
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			650,145
TOTAL MARKET OB/XF VALUE			8,000
TOTAL LAND VALUE - MARKET			273,581
TOTAL MARKET VALUE			931,726
SOH/AGL Deduction			0
ASSESSED VALUE			931,726
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			931,726
TOTAL JUST VALUE			931,726
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			901,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/2421	8/27/2014	WD	U	I	38	486,400
GRANTOR: WAYNE MANOR LLC						
GRANTEE: MAR-MIC DEVELOPERS						
1080/0617	3/31/2006	WD	Q	I		1,032,000
GRANTOR: RODNEY D MCGALLIARD						
GRANTEE: WAYNE MANOR LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W30 S7 W30 S52 E30 N7 E30 N52\$ PTR=E20 S7 FUS= E30 N7 E30 S52 W30 S7 W30 N52\$ W20N7\$.