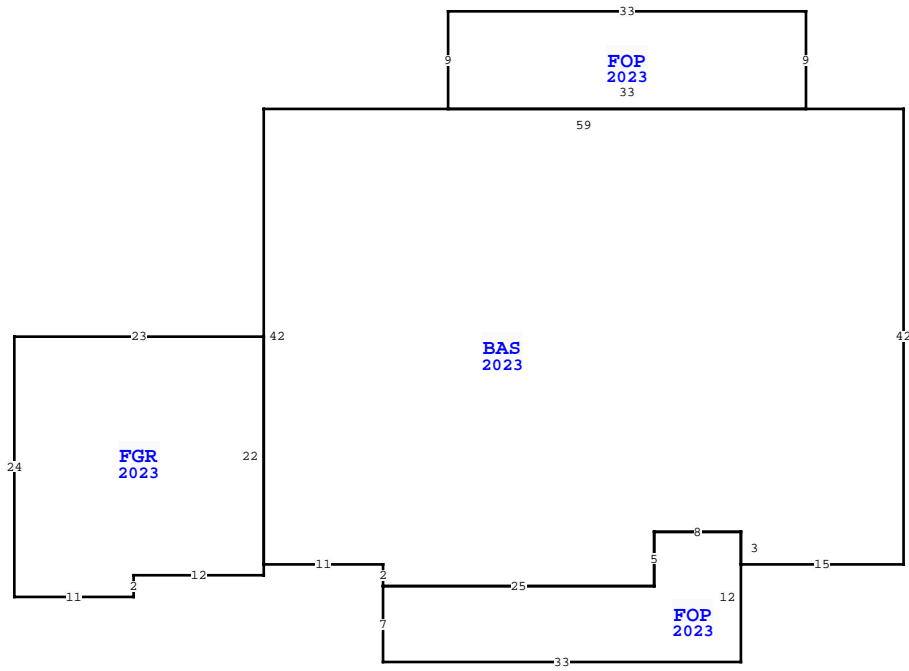


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	2,964	123.7720	138.62	410,870	2022	2022	0	0	3.00	97.00	
1 SINGLE FAM 100% - 2024 Heated Area: 2504 HX Base Yr 2024												



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	31417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,504	100	2023	2,504	336,691
FGR	528	55	2023	290	38,994
FOP	271	30	2023	81	10,891
FOP	297	30	2023	89	11,967
TOTALS	3,600			2,964	398,544

334 SW PADDOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	100	0	0			960.00	UT	3.00				3.00	2,880	

TOTAL OB/XF 2,880

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	0100	C	SFR	100		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.50	35,000.00	52,500.00	52,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			398,544
TOTAL MARKET OB/XF VALUE			2,880
TOTAL LAND VALUE - MARKET			52,500
TOTAL MARKET VALUE			453,924
SOH/AGL Deduction			322
ASSESSED VALUE			453,602
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			402,191
TOTAL JUST VALUE			453,924
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			450,533
LAND:1:1: 4.27 ACRES			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/1313	7/01/2021	WD	U	V	30	100
GRANTOR: SHAHEEN TIMOTHY M						
GRANTEE: SHAHEEN MICHAEL						
1436/2790	3/29/2021	WD	U	V	11	100
GRANTOR: PFS SOLUTIONS INC						
GRANTEE: SHAHEEN TIMOTHY M						

BUILDING NOTES												
BAS=[YR=2023;ORIG=-19] W59 S42 E11 S2 E25 N5 E8 S3 E15 N42 \$												
FGR=[YR=2023;ORIG=-50,2] W23 S24 E11 N2 E12 N22 \$												
FOP=[YR=2023;ORIG=-33,-28] E33 S9 W33 N9 \$												
FOP=[YR=2023;ORIG=-6,20] W8 S5 W25 S7 E33 N12 \$												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=-19] W59 S42 E11 S2 E25 N5 E8 S3 E15 N42 \$												
FGR=[YR=2023;ORIG=-50,2] W23 S24 E11 N2 E12 N22 \$												
FOP=[YR=2023;ORIG=-33,-28] E33 S9 W33 N9 \$												
FOP=[YR=2023;ORIG=-6,20] W8 S5 W25 S7 E33 N12 \$												