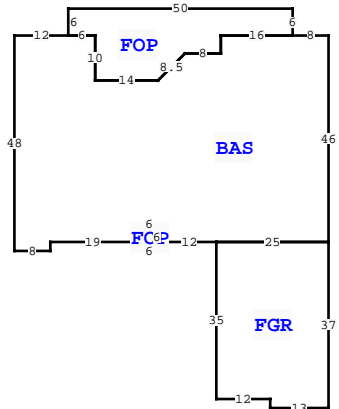
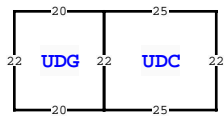


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,039	120.3576	134.80	544,457	2019	2019	0	0	6.00	94.00
1 SINGLE FAM 100% - 2020 Heated Area: 2998 HX Base Yr 2020											



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	32316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,998	100		2,998	379,882
FGR	901	55		496	62,849
FOP	36	30		11	1,394
FOP	514	30		154	19,513
UDC	550	25		138	17,486
UDG	440	55		242	30,665
TOTALS	5,439			4,039	511,790

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	4,412.00	UT	2.00	2.00	100	2019	2019	3	100	8,824	
2	0280	POOL R/CON	0	100	0	870.00	UT	70.00	70.00	100	2020	2020	3	91	55,419	
3	0282	POOL ENCL	0	100	44	2,816.00	UT	15.00	15.00	100	2020	2020	3	70	29,568	

349 SW PACES GLN, LAKE CITY												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	04/22/2026	MLU
												INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			511,790
TOTAL MARKET OB/XF VALUE			93,811
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			695,601
SOH/AGL Deduction			200,785
ASSESSED VALUE			494,816
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			443,405
TOTAL JUST VALUE			695,601
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			684,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38884	POOL	0	12/02/2019
38959	POOL ENCL	0	12/02/2019
37017	SFR	1,538	07/25/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/1307	5/21/2018	WD Q	Q	V	01	45,000
GRANTOR: CARLTON A & GEORGIA C						
GRANTEE: CHARLES H & STEPHAN						
1056/2168	8/23/2005	WD Q	Q	V		92,000
GRANTOR: BIRLEY ROAD LLC						
GRANTEE: CARLTON A & GEORGIA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 S48 E8 N2 E19 FOP= S2 E6 N6 W6 S4\$ N4 E6 S4 E12 FGR= S35 E12 S2 E13 N37 W25\$ E25 N46 W8 FOP= N6 W50 S6 E6 S10 E14 R6 U6 E8 N4 E16\$ W16 S4 W8 D6 L6 W14 N10 W6\$ PTR= N40 UDC= N22 W25 UDG= W20 S22 E20 N22\$ S22 E25\$ S40\$.	

LAND DESCRIPTION										TOTAL OB/XF										93,811				
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		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							