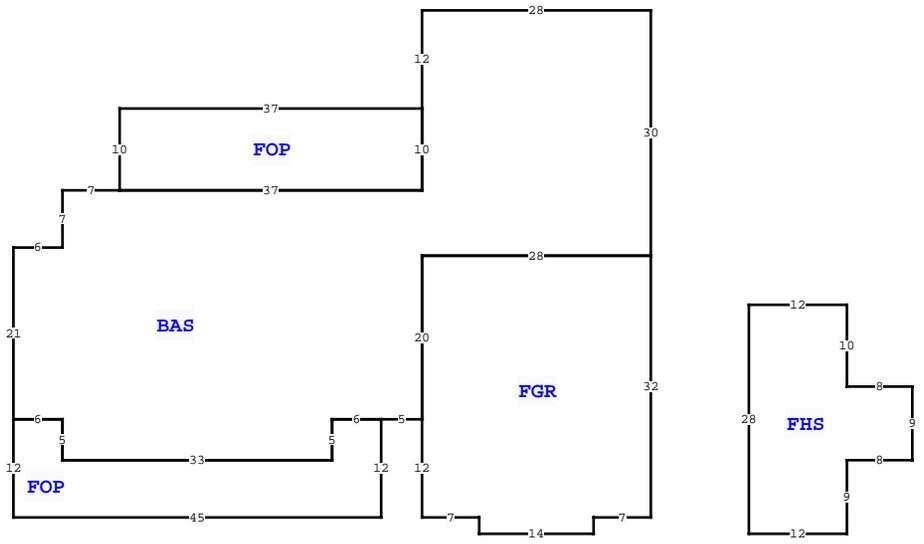


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	% COND
0100	01	3,339	126.5996	144.32	481,884	2021	2021	0	0	96.00
1 SINGLE FAM 100% - 2022 Heated Area: 2771 HX Base Yr 2022										



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
07 07	0100	SINGLE FAMILY	32417.00 1.00/
DOR CODE		MKT AREA	02
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE
BAS		2,363	100
FGR		924	55
FHS		408	60
FOP		370	30
FOP		375	30
TOTALS		4,440	
		3,339	462,609

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		462,609	
TOTAL MARKET OB/XF VALUE		32,194	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		559,803	
SOH/AGL Deduction		123,315	
ASSESSED VALUE		436,488	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		385,077	
TOTAL JUST VALUE		559,803	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		546,898	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045540	Solar Power Syste	56,546	09/22/2022
000042837	Swimming Pool and	45,000	09/27/2021
000041364	New Residential C	200,000	02/19/2021
41364	SFR		02/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/1645	10/21/2020	WD	Q	V	01	45,000
GRANTOR: GARY A & APRIL W NIXO						
GRANTEE: DAVID EDWARD & MART						
1054/0977	7/29/2005	WD	U	V	09	95,000
GRANTOR: LANGMAN						
GRANTEE: NIXON						

EXTRA FEATURES														BLD DATE		LGL 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	2,160.00	UT	3.00	3.00	100	2022	2021		100	6,480	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
3	0280	POOL R/CON	0	100	12	28	336.00	UT	70.00	70.00	100	2022	2021		93	21,874	
4	0166	CONC, PAVMT	0	100	0	0	880.00	UT	3.00	3.00	100	2023	2022		100	2,640	
TOTALS																32,194	

BUILDING NOTES									
403 SW OAK WAY, LAKE CITY									
05/07/2026 MLU									

BUILDING DIMENSIONS									
BAS=[ORIG=50,10] S21 E6 S5 E33 N5 E6 E5 N20 E28 N30 W28 S12 S10 W37 W7 S7 W6 \$									
FGR=[ORIG=100,11] S20 S12 E7 S2 E14 N2 E7 N32 W28 \$									
FOP=[ORIG=50,31] S12 E45 N12 W6 S5 W33 N5 W6 \$									
FOP=[ORIG=63,-7] S10 E37 N10 W37 \$									
FHS=[ORIG=140,17] S28 E12 N9 E8 N9 W8 N10 W12 \$									

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							