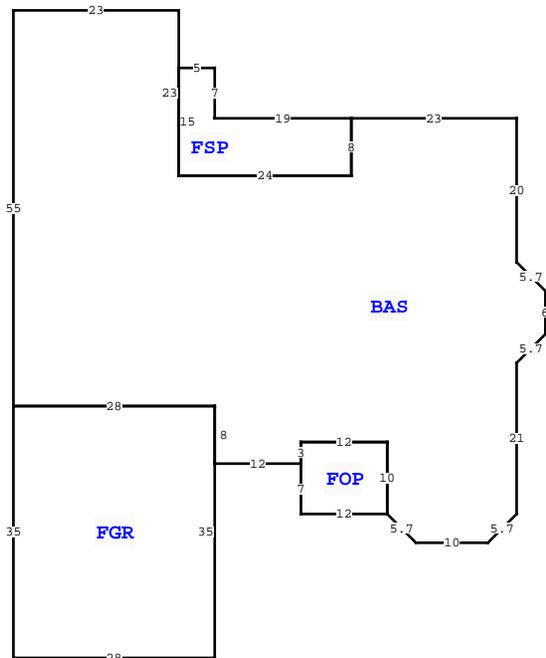


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	04	04 100
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
1	SINGLE FAM	100%	- 2023		Heated Area: 3475					HX Base Yr 2023	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,475	100		3,475	375,724
FGR	980	55		539	58,278
FOP	120	30		36	3,893
FSP	227	40		91	9,839
<b>TOTALS</b>	<b>4,802</b>			<b>4,141</b>	<b>447,733</b>

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	2,608.00	UT	1.50	1.50	100	1995	1995	3	100	3,912	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
3	0280	POOL R/CON	0	100	18	40	720.00	UT	70.00	70.00	100	2001	2001	3	40	20,160	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

TOTAL OB/XF											
382 SW SWEETBREEZE DR, LAKE CITY											
29,272											

LAND DESCRIPTION																								
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		447,733	
TOTAL MARKET OB/XF VALUE		29,272	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		512,005	
SOH/AGL Deduction		186,188	
ASSESSED VALUE		325,817	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		274,406	
TOTAL JUST VALUE		512,005	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		518,401	
LAND 1:1: 0.95 AC. ADJ; 4 CORNER INFLUENCE			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I /	V I /	RSN CD	SALE PRICE
1456/2217	11/18/2021	WD	Q	I	01	487,500
GRANTOR: VARGHESE LESHIN CHARL						
GRANTEE: DUCHARME DANIEL						
1217/0422	5/18/2011	WD	U	I	11	100
GRANTOR: CHARLES VARGHESE & SH						
GRANTEE: LESHIN CHARLES VARG						

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W23 FSP= W19 N7 W5 S15 E24 N8\$ S8 W24 N23 W23 S55 FGR= S35 E28 N35 W28\$ E28 S8 E12 FOP= S7 E12 N10 W12 S3\$ N3 E12 S10 D4 R4 E10 R4 U4 N21 R4 U4 N6 U4 L4 N20\$.			