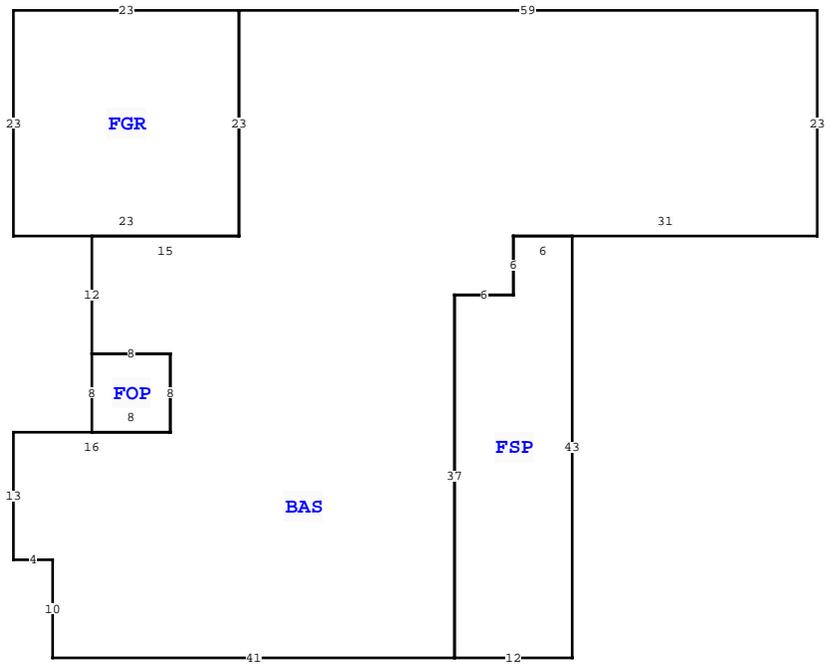


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,064	100	
FGR	529	55	
FOP	64	30	
FSP	480	40	
TOTALS	4,137		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,566	126.6529	144.38	514,859	1989	1989	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 3064 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			334,658
TOTAL MARKET OB/XF VALUE			30,828
TOTAL LAND VALUE - MARKET			56,000
TOTAL MARKET VALUE			421,486
SOH/AGL Deduction			118,413
ASSESSED VALUE			303,073
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			251,662
TOTAL JUST VALUE			421,486
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			415,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1262/2238	9/12/2013	WD	U	I	11	0
GRANTOR: H C CORBITT III & HEL						
GRANTEE: H C CORBITT III & H						
0742/1132	2/08/1991	WD	Q	I		175,000
GRANTOR: BRADLEY						
GRANTEE: CORBITT						

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	1.00	UT	7,500.00	7,500.00	75	0	0	3	75	5,625	
2	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	UT	84.00	84.00	100	1989	1989	3	40	17,203	
4	0282	POOL ENCL	0	100	0	1,000.00	UT	15.00	15.00	100	1989	1989	3	40	6,000	

TOTAL OB/XF														30,828
161 SW RIDGEVIEW PL, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/20/2023 MLU														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W59 FGR= W23 S23 E23 N23\$ S23 W15 S12 FOP= S8 E8 N8 W8\$ E8 S8 W16 S13 E4 S10 E41 FSP= E12 N43 W6 S6 W6 S37\$ N37 E6 N6 E31 N23\$.													

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							