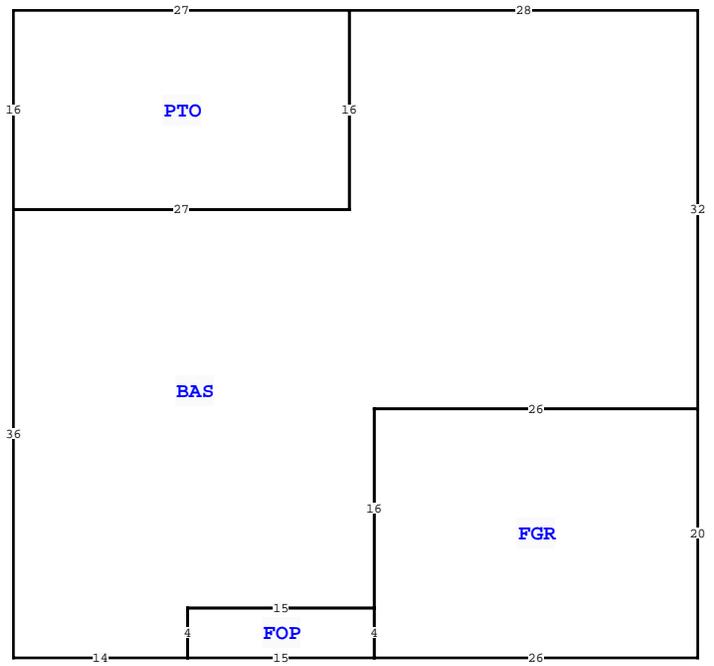


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	1,848	100	
FGR	520	55	
FOP	60	30	
PTO	432	5	
TOTALS	2,860		
TOTALS		2,174	230,519

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,174	125.6926	143.29	311,512	1999	1999	0	0	26.00	74.00
1 SINGLE FAM 100% - 2015 Heated Area: 1848 HX Base Yr 2015											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				230,519	
TOTAL MARKET OB/XF VALUE				5,655	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				271,174	
SOH/AGL Deduction				86,165	
ASSESSED VALUE				185,009	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				133,598	
TOTAL JUST VALUE				271,174	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				270,197	
LAND:1:1: 1.16 AC					
SALE:1:1: LOT 1					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
14572	SFR	285	09/30/1998		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1269/2249	2/13/2014	WD Q	Q	I	01	172,500
GRANTOR: MARGARET SELSOR & FRA						
GRANTEE: MICHAEL F & BERNADE						
1261/1666	9/16/2013	PB U	I	I	18	0
GRANTOR: MARGARET LOUISE RAULE						
GRANTEE: MARGARET SELSOR & F						

EXTRA FEATURES	720 SW SWEETBREEZE DR, LAKE CITY															
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			1.50	100	1999	1999	3	100	5,655	

TOTALS	2,860		2,174	230,519
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BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W28 PTO= W27 S16 E27 N16\$ S16 W27 S36 E14 FOP= E15 N4 W15 S4\$ N4 E15 FGR= S4 E26 N20 W26 S16\$ N16 E26 N32\$.			

LAND DESCRIPTION		TOTAL OB/XF										5,655												
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							

LAND DESCRIPTION		TOTAL OB/XF										5,655												
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							