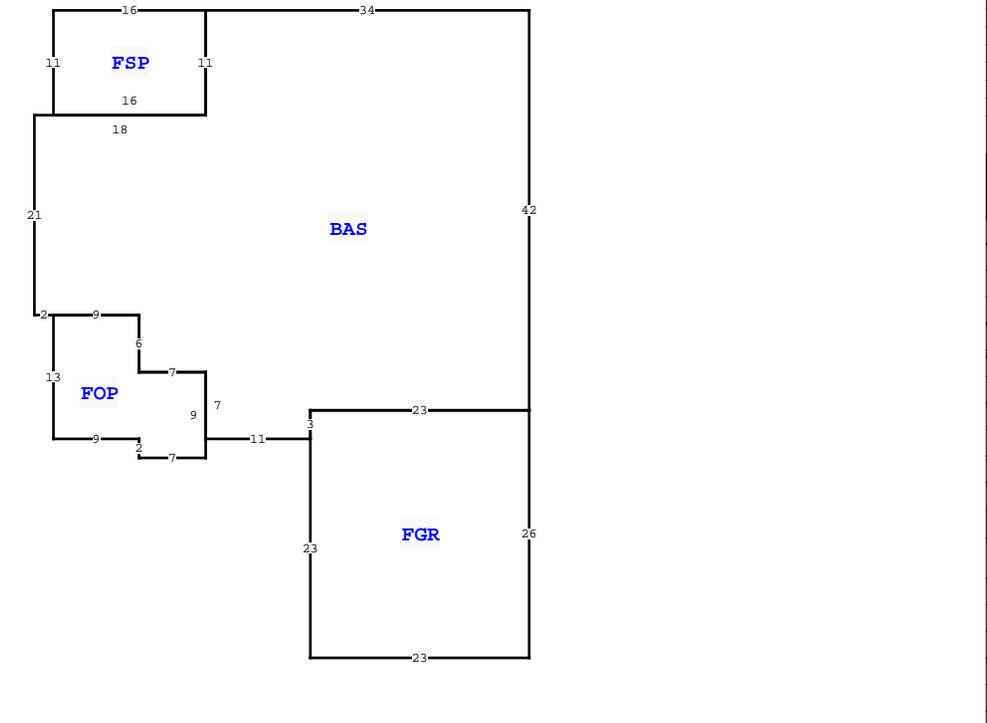


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,334	117.4635	133.91	312,546	2020	2020	0	0	1	5.00	94.00



Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	33316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,881	100		1,881	236,772
FGR	598	55		329	41,413
FOP	180	30		54	6,797
FSP	176	40		70	8,812
TOTALS	2,835			2,334	293,793

445 SW HEATHERIDGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	50	0	0	600.00	UT	2.25	2.25	100	2020	2020	3	100	1,350	
2	0169	FENCE/WOOD	0	50	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	
3	0258	PATIO	0	50	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	293,793			
TOTAL MARKET OB/XF VALUE	5,550			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	334,343			
SOH/AGL Deduction	0			
ASSESSED VALUE	334,343			
TOTAL EXEMPTION VALUE	HA HAB	51,411		
BASE TAXABLE VALUE	282,932			
TOTAL JUST VALUE	334,343			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	332,258			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39689	SFR	0	04/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1421/1549	10/02/2020	WD Q	Q	I	01	264,900
GRANTOR: MF BUTLER HOMES LLC						
GRANTEE: TAI VAN & THI THANH						
1408/2524	3/27/2020	WD U	V	V	37	14,000
GRANTOR: ROBERT M JR & MELVYN						
GRANTEE: MF BUTLER HOMES LLC						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W34 S11 W18 S21 E2 E9 S6 E7 S7 E11 N3 E23 N42 \$												
FGR=[ORIG=-23,45] S23 E23 N26 W23 S3 \$												
FOP=[ORIG=-50,32] S13 E9 S2 E7 N9 W7 N6 W9 \$												
FSP=[ORIG=-34,0] W16 S11 E16 N11 \$												

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	50		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								