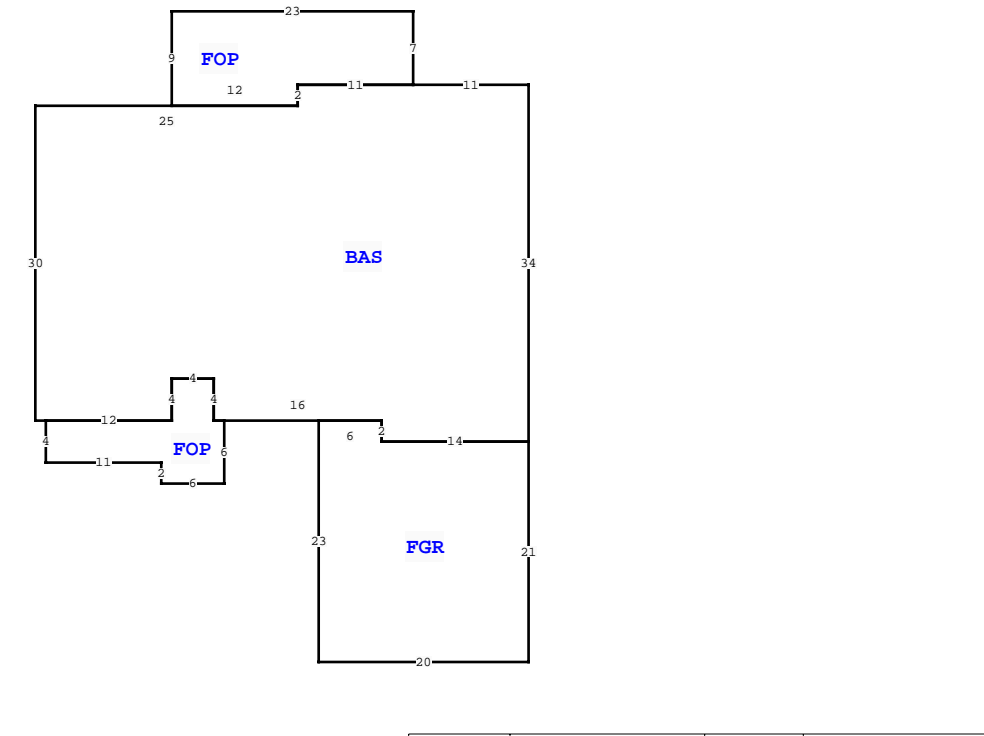




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,789	111.3000	137.12	245,308	2020	2020	0	0	5.00	95.00		
1 SINGLE FAM 100% - 2021 Heated Area: 1466 HX Base Yr 2021													



DOR CODE					
0100 SINGLE FAMILY					
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC					
33316.030 1.10/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,466	100		1,466	190,967
FGR	432	55		238	31,003
FOP	96	30		29	3,777
FOP	185	30		56	7,295
TOTALS	2,179			1,789	233,043

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	233,043	
TOTAL MARKET OB/XF VALUE	5,144	
TOTAL LAND VALUE - MARKET	26,400	
TOTAL MARKET VALUE	264,587	
SOH/AGL Deduction	50,852	
ASSESSED VALUE	213,735	
TOTAL EXEMPTION VALUE	HX HB 51,411	
BASE TAXABLE VALUE	162,324	
TOTAL JUST VALUE	264,587	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	267,040	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39568	SFR	0	04/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/2303	11/20/2020	WD	Q	I	01	225,000
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: PONCE JOSE A II						
1411/1267	5/11/2020	WD	U	V	11	100
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: SORENSEN & SMITH LL						

EXTRA FEATURES																	
L	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	656.00	UT	2.48	2.48	100	2021	2020		100	1,624	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,520.00	3,520.00	100	2023	2022		100	3,520	

135 SW WHITE ASH GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/24/2023	MLU

BUILDING NOTES	
BAS=[ORIG=51,21] W11 W11 S2 W25 S30 E1 E12 N4 E4 S4 E16 S2 E14 N34 \$	
FOP=[ORIG=5,53] S4 E11 S2 E6 N6 W1 N4 W4 S4 W12 \$	
FGR=[ORIG=31,53] S23 E20 N21 W14 N2 W6 \$	
FOP=[ORIG=40,21] N7 W23 S9 E12 N2 E11 \$	

LAND DESCRIPTION																									
TOTAL OB/XF 5,144																									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	1.10	24,000.00	26,400.00	26,400							