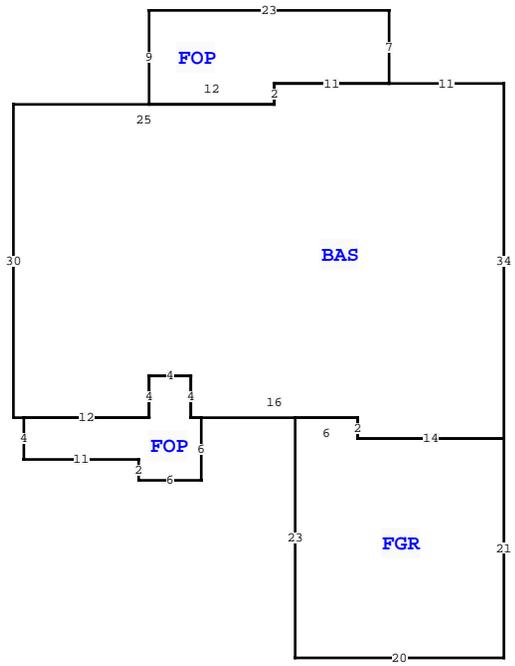




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Exterior Wall	00	N/A 0			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 100			
Interior Floor	00	N/A 0			
Air Condition	03	CENTRAL 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			
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	194,380
FGR	432	55		238	31,557
FOP	96	30		29	3,846
FOP	185	30		56	7,425
TOTALS	2,179			1,789	237,206

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	139.57	249,691	2020	2020	0	0	5.00	95.00	
1 SINGLE FAM			100% - 2021	Heated Area: 1466			HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			237,206
TOTAL MARKET OB/XF VALUE			5,144
TOTAL LAND VALUE - MARKET			26,400
TOTAL MARKET VALUE			268,750
SOH/AGL Deduction			55,015
ASSESSED VALUE			213,735
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			162,324
TOTAL JUST VALUE			268,750
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 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	656.00	2.48	100	2021	2020		100	1,624	
2	0169	FENCE/WOOD	0	100	0	0	1.00	3,520.00	100	2023	2022		100	3,520	

TOTAL OB/XF													5,144
135 SW WHITE ASH GLN, LAKE CITY													
BLD DATE		LGL DATE		04/24/2023		MLU							
XF DATE		LAND DATE											
INC DATE		AG DATE											

BUILDING NOTES

BUILDING DIMENSIONS
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																						
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	1.10	24,000.00	26,400.00	26,400							