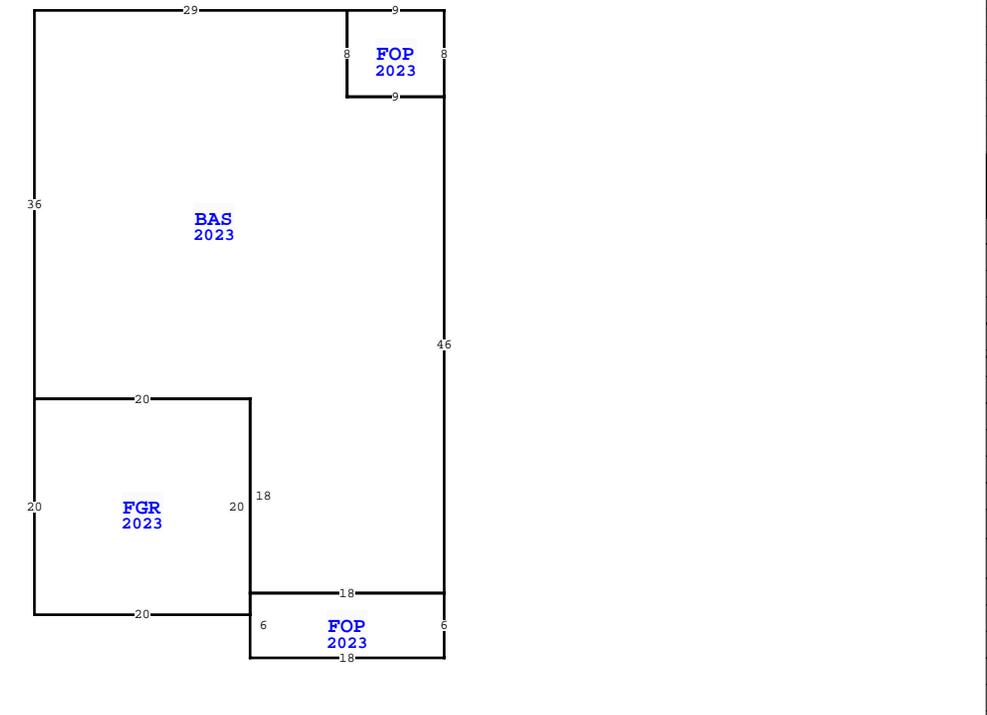


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,894	108.6400	121.68	230,462	2022	2022	0	0	3.00	97.00	



MAP NUM		MKT AREA	
06			
NEIGHBORHOOD/LOC		33316.04 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	2023
FGR	400	55	2023
FOP	72	30	2023
FOP	108	30	2023
TOTALS	2,200		

199 SW Bre LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			223,548
TOTAL MARKET OB/XF VALUE			3,600
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			251,148
SOH/AGL Deduction			6,103
ASSESSED VALUE			245,045
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			193,634
TOTAL JUST VALUE			251,148
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			253,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043226	New Residential C	160,700	11/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/2360	8/29/2022	WD Q	Q	I	01	284,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: HERNDEL SHERRI LYNN						
1448/2164	9/27/2021	WD Q	Q	V	05	1,558,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: WJHFL LLC, D/B/A WJ						

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		1.00	UT 400.00	100	2023	2022		100	400	
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT 3,200.00	100	2023	2022		100	3,200	

TOTAL OB/XF															
3,600															

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2023;ORIG=80,19] W9 N8 W29 S36 E20 S18 E18 N46 \$
 FOP=[YR=2023;ORIG=62,65] E18 S6 W18 N6 \$
 FOP=[YR=2023;ORIG=71,11] E9 S8 W9 N8 \$
 FGR=[YR=2023;ORIG=42,47] E20 S20 W20 N20 \$

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							