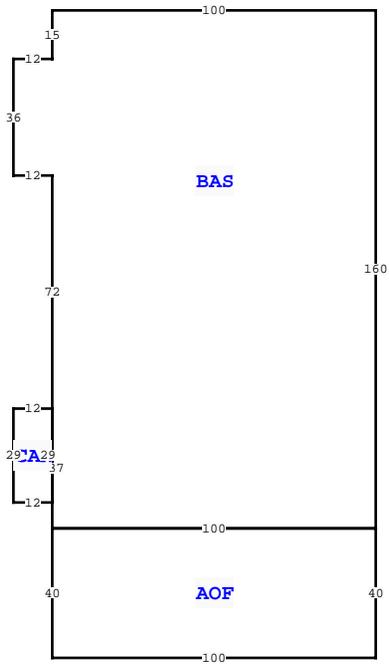


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	09	WALL UNIT 100	
Heating Type	04	AIR DUCTED 100	
Plumbing		12 100	
Frame	05	STEEL 100	
Story Height		16 100	
RMS		3 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	4,000	150	
BAS	16,432	100	
CAN	348	30	
TOTALS	20,780		
			22,536
			593,192

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	PREF M B A	0%	- 0									Heated Area: 20432	
												HX Base Yr	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			593,192	
TOTAL MARKET OB/XF VALUE			50,400	
TOTAL LAND VALUE - MARKET			229,342	
TOTAL MARKET VALUE			872,934	
SOH/AGL Deduction			0	
ASSESSED VALUE			872,934	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			872,934	
TOTAL JUST VALUE			872,934	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			843,187	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28772	COMMERCIAL	275	08/04/2010
20365	REMODEL	1,245	01/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1179/1625	8/25/2009	WD	Q	I	01	595,000
GRANTOR: SAPHIRE INTERNATIONAL						
GRANTEE: TORRES REAL ESTATE						
1179/1623	8/25/2009	QC	U	I	11	100
GRANTOR: SOUTHEAST DEVELOPERS						
GRANTEE: TORRES REAL ESTATE						

EXTRA FEATURES														484 NW TURNER AVE, 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	0030	BARN,MT	0	0	80	100	8,000.00	UT	5.00	5.00	100	2011	2011	3	100	40,000	
2	0030	BARN,MT	0	0	20	48	960.00	UT	5.00	5.00	100	2011	2011	3	100	4,800	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
4	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W100 S15 W12 S36 E12 S72 CAN= W12 S29 E12 N29\$ S37 AOF= S40 E100 N40 W100\$ E100 N160\$.	

LAND DESCRIPTION										TOTAL OB/XF										50,400				
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	4800	C	WAREHOUSE	0		A-1	0.00	0.00	152,895.00	SF		1.00	1.00	1.00	1.50	1.50	229,342							