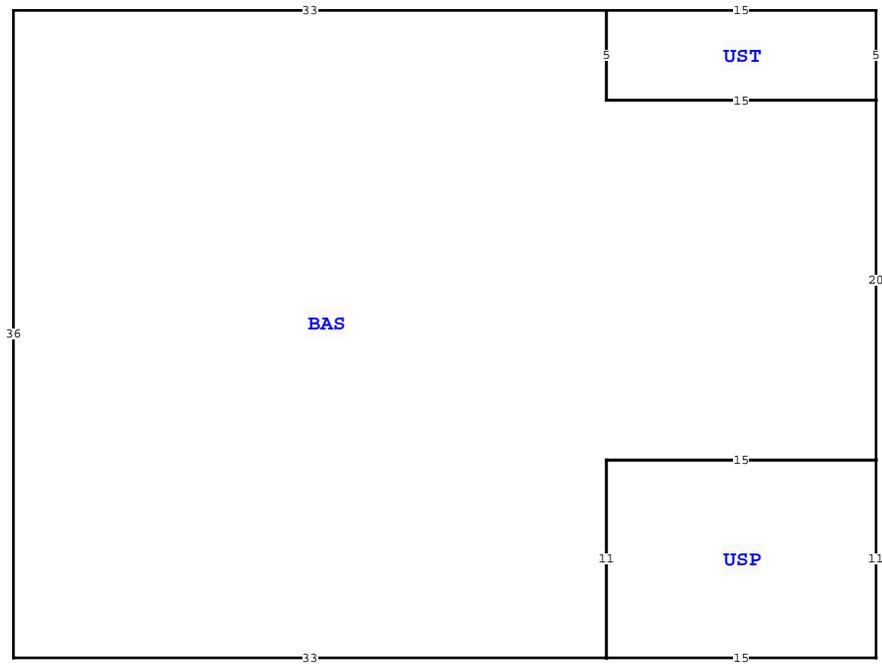


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,488	100	
USP	165	35	
UST	75	45	
TOTALS	1,728		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2004								
Heated Area: 1488										HX Base Yr	2004



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			109,355
TOTAL MARKET OB/XF VALUE			2,500
TOTAL LAND VALUE - MARKET			6,369
TOTAL MARKET VALUE			118,224
SOH/AGL Deduction			40,007
ASSESSED VALUE			78,217
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			26,806
TOTAL JUST VALUE			118,224
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			116,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1001/2538	12/10/2003	WD	Q	I	06	100
GRANTOR: RUBIN FREENEY						
GRANTEE: RUBIN & JEANETTE FR						
0987/0853	6/18/2003	WD	Q	I		58,900
GRANTOR: THEIN CHI LUONG						
GRANTEE: RUBIN FREENEY						

EXTRA FEATURES		174 SE ELOISE AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0261	PRCH, UOP	0 100
3	0120	CLFENCE 4	0 100
4	0297	SHED CONCR	0 100

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

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0297	SHED CONCR	0 100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W33 S36 E33 USP= E15 N11 W15 S11\$ N11 E15 N20 UST= N5 W15 S5 E15\$ W15 N5\$.	

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/MH	66.00	193.00	12,738.00	SF		1.00	1.00	1.00	0.50	0.50	6,369							