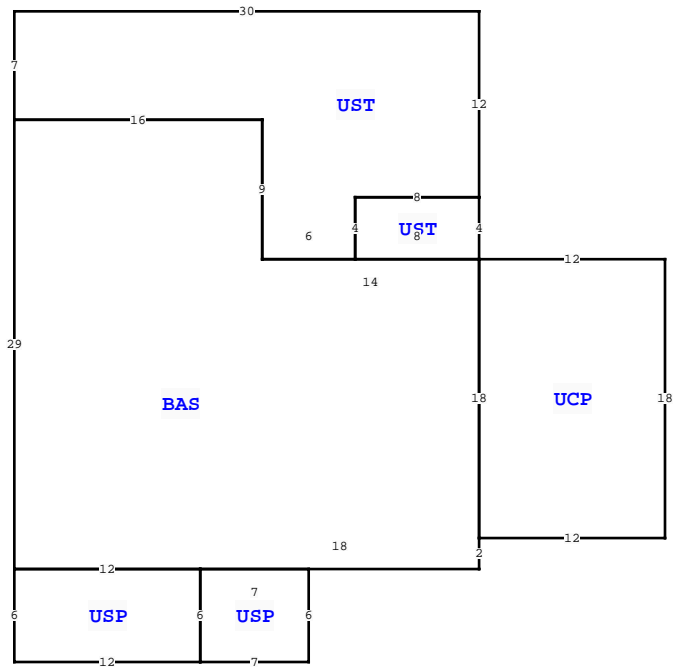


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	90
Exterior Wall	04	SINGLE SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	744	100	
UCP	216	20	
USP	42	35	
USP	72	35	
UST	32	45	
UST	304	45	
TOTALS	1,410		978

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	978	69.0076	77.29	75,590	1940	1940	10	0	35.00	55.00	
1 SINGLE FAM 0% - 2023 Heated Area: 744 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		41,574	
TOTAL MARKET OB/XF VALUE		700	
TOTAL LAND VALUE - MARKET		3,600	
TOTAL MARKET VALUE		45,874	
SOH/AGL Deduction		0	
ASSESSED VALUE		45,874	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		45,874	
TOTAL JUST VALUE		45,874	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		45,874	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/2530	1/13/2022	QC	U	I	11	5,000
GRANTOR: MAPLE STREET LLC						
GRANTEE: FRANCO JUANA						
1428/937	1/12/2021	TD	U	I	18	4,100
GRANTOR: CLERK OF COURT						
GRANTEE: MAPLE STREET LLC						

EXTRA FEATURES		177 SE MONTROSE 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION		TOTAL OB/XF 700																						
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	0		RSF/MH	50.00	100.00	4,800.00	SF		1.00	1.00	1.00	0.75	0.75	3,600							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N9 W16 S29 USP= S6 E12 N6 W12\$ E12 USP= S6 E7 N6W7\$ E18 N2 UCP= E12 N18 W12 S18\$N18 UST= N4 UST= N12 W30 S7 E16 S9 E6 N4 E8\$ W8 S4 E8\$ W14\$.	