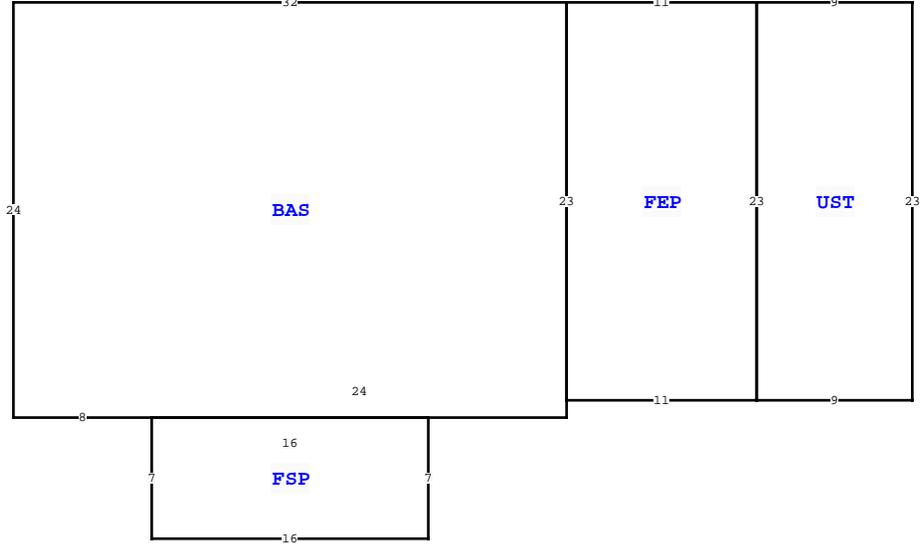




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	02 WALL BD/WD 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	03 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 07
NEIGHBORHOOD/LOC	33317.100 1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,108	60.7257	68.01	75,355	1940	1940	10	0	35.00	55.00	
1 SINGLE FAM 0% - 0 Heated Area: 768 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	28,728
FEP	253	80		202	7,556
FSP	112	40		45	1,683
UST	207	45		93	3,479
TOTALS	1,340			1,108	41,445

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	0120	CLFENCE 4	0	0	0	0	1.00	UT 0.00	0.00	100	2012	2012	3	100	200

EXTRA FEATURES	
269 SE LOMOND AVE, LAKE CITY	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			41,445
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			10,790
TOTAL MARKET VALUE			52,435
SOH/AGL Deduction			0
ASSESSED VALUE			52,435
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			52,435
TOTAL JUST VALUE			52,435
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			52,435
LAND:1:1: 15,000 SF. (2 PLATTED LOTS).			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1116/1611	4/13/2007	WD	U	I	08	15,285
GRANTOR: BEATRICE KOZLOWSKI						
GRANTEE: OWEN & DIANE PRITCH						
0600/0552	9/01/1986	WD	Q	I		19,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 S24 E8 FSP= S7 E16 N7 W16\$ E24 N1 FEP= E11 UST= E9 N23 W9 S23\$ N23 W11 S23\$ N23\$.	

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	0		RSF/MR	00.00	150.00	1.00	LT		1.00	1.00	1.30	8,300.00	10,790.00	10,790							