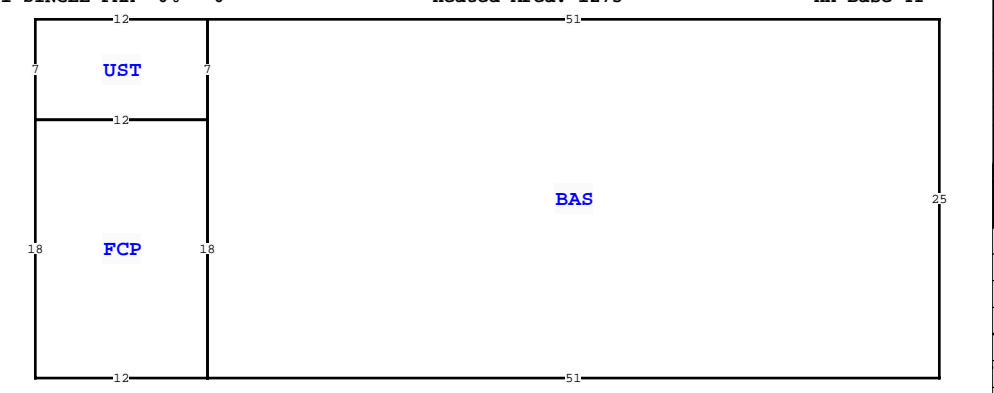


663-473, QC 1052-2074,

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
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	03	03

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,367	88.2000	98.78	135,032	1959	1959	0	0	35.00	65.00		



DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	33317.130	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100		1,275	81,864
FCP	216	25		54	3,467
UST	84	45		38	2,440
TOTALS	1,575			1,367	87,771

1479 SE LANVALE ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			87,771
TOTAL MARKET OB/XF VALUE			300
TOTAL LAND VALUE - MARKET			7,714
TOTAL MARKET VALUE			95,785
SOH/AGL Deduction			0
ASSESSED VALUE			95,785
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			95,785
TOTAL JUST VALUE			95,785
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			95,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1211/2647	3/28/2011	WD U		I	30	100
GRANTOR: ERIC DUNN						
GRANTEE: PIVOTAL PROPERTIES						
1200/1990	8/12/2010	WD U		I	12	22,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: ERIC DUNN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W51 UST= W12 S7 E12 N7\$ S7 FCP= W12 S18 E12 N18 \$ S18 E51 N25\$.	

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	0130	CLFENCE	5	0	0	0	0	0.00	100	2012	2012	3	100	300	

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/ME	22.00	190.00	0.53	AC		1.00	1.00	1.00	14,500.00	14,500.00	7,714							