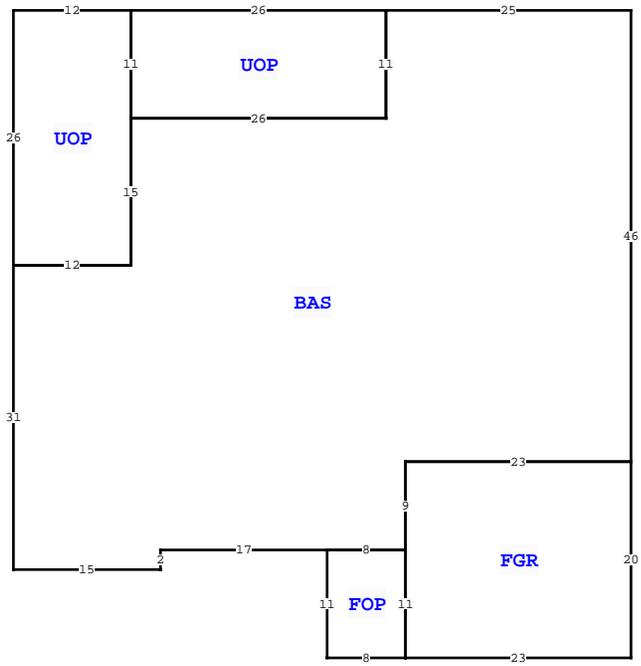


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	07	07

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% - 2024										Heated Area: 2690 HX Base Yr 2024	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,690	100		2,690	275,187
FGR	460	55		253	25,882
FOP	88	30		26	2,660
UOP	286	20		57	5,831
UOP	312	20		62	6,343
TOTALS	3,836			3,088	315,902

EXTRA FEATURES																
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	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,234.00	UT	2.00	2.00	100	1993	1993	3	100	2,468	
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
4	0120	CLFENCE 4	0	100	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
5	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

TOTAL OB/XF													
337 NW FAIRWAY DR, LAKE CITY													
10,468													

LAND DESCRIPTION																								
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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			315,902
TOTAL MARKET OB/XF VALUE			10,468
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			368,370
SOH/AGL Deduction			142,049
ASSESSED VALUE			226,321
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			174,910
TOTAL JUST VALUE			368,370
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			367,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042719	Roof Replacement	20,000	09/10/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/1963	1/10/2023	WD	Q	I	01	380,000
GRANTOR: ADAMS LAURI LYNN						
GRANTEE: MITCHELL DAVID L LI						
1432/964	3/05/2021	LE	U	I	14	100
GRANTOR: ADAMS LAURI						
GRANTEE: MCKELVEY LAURI ADAM						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W25 UOP= W26 S11 E26 N11\$ S11 W26 UOP= N11 W12 S26 E12 N15\$ S15 W12 S31 E15 N2E17 FOP= S11 E8 N11 W8\$ E8 FGR= S11 E23 N20 W23 S9\$ N9 E23 N46\$.													