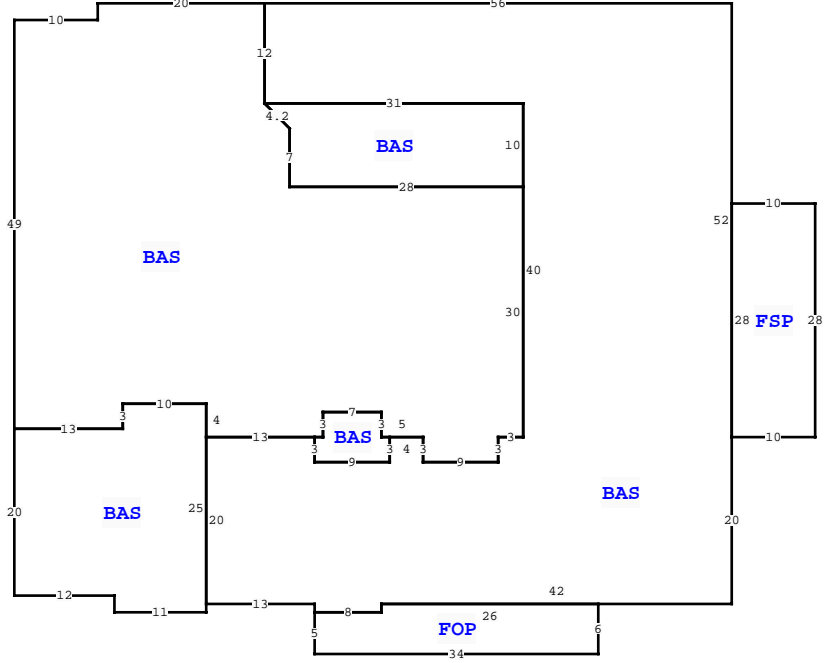


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	60
Exterior Wall	32	HARDIE BRD	40
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	48	100	
BAS	285	100	
BAS	512	100	
BAS	2,449	100	
BAS	2,886	100	
FOP	196	30	
FSP	280	40	
TOTALS	6,656		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	6,351	111.9195	125.35	796,098	1996	1996	0	0	29.00	71.00
1 SINGLE FAM 100% - 2017 Heated Area: 6180 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		565,230
TOTAL MARKET OB/XF VALUE		58,268
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		658,498
SOH/AGL Deduction		205,580
ASSESSED VALUE		452,918
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		401,507
TOTAL JUST VALUE		658,498
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
376	MAINT/ALTR	0	04/07/2017
424	ADDN SFR	450	11/10/2014
347	ADDN SFR	144	09/16/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/1855	2/22/2017	WD	U	I	11	100
GRANTOR: CHANDLER MOHAN (TRSTE)						
GRANTEE: CHANDLER MOHAN (TRS)						
1328/0550	12/16/2016	WD	U	I	11	100
GRANTOR: EMORY INVESTING CORPO						
GRANTEE: THE MOHAN REVOCABLE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	2,055.00	UT	1.50	1.50	100
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
3	0166	CONC, PAVMT	0	100	43	58	2,494.00	UT	2.00	2.00	100
4	0169	FENCE/WOOD	0	100	0	0	376.00	UT	15.50	15.50	100
5	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100
6	0296	SHED METAL	0	100	24	30	720.00	UT	9.00	9.00	100
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100

TOTAL OB/XF											
58,268											
187 NW FOREST MEADOWS AVE, LAKE CITY											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/14/2026 MLU					

BUILDING NOTES											
BAS= W20 S2 W10 S49 BAS= S20 E12 S2 E11 N25 W10 S3 W13\$ E13N3 E10 S4 BAS= S20 E13 S1 FOP= S5 E34 N6 W26 S1 W8\$ E8 N1 E42 N20 FSP= E10 N28 W10 S28\$ N52 W56 S12 E31 S40 W3 S3 W9 N3 W4 S3 W9 N3 W13\$ E13 BAS= S3 E9 N3 W1 N3 W7 S3 W1\$ E1 N3 E7 S3 E5 S3 E9 N3 E3 N30 BAS= N10 W31 D3 R3 S7 E28\$ W28 N7 L3 U3 N12\$.											

BUILDING DIMENSIONS											
BAS= W20 S2 W10 S49 BAS= S20 E12 S2 E11 N25 W10 S3 W13\$ E13N3 E10 S4 BAS= S20 E13 S1 FOP= S5 E34 N6 W26 S1 W8\$ E8 N1 E42 N20 FSP= E10 N28 W10 S28\$ N52 W56 S12 E31 S40 W3 S3 W9 N3 W4 S3 W9 N3 W13\$ E13 BAS= S3 E9 N3 W1 N3 W7 S3 W1\$ E1 N3 E7 S3 E5 S3 E9 N3 E3 N30 BAS= N10 W31 D3 R3 S7 E28\$ W28 N7 L3 U3 N12\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00