

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 80			
Exterior Wall	31	VINYL SID 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 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			
Architectural	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100		1,850	173,189
FGR	462	55		254	23,778
FOP	102	30		31	2,902
FSP	180	40		72	6,740
PTO	113	5		6	562
TOTALS	2,707			2,213	207,171

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%	- 2013								
Heated Area: 1850						HX Base Yr 2013					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		207,171
TOTAL MARKET OB/XF VALUE		4,445
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		246,616
SOH/AGL Deduction		78,331
ASSESSED VALUE		168,285
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,874
TOTAL JUST VALUE		246,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1240/1336	8/24/2012	WD	Q	I	01	140,000
GRANTOR: TRIVINO						
GRANTEE: NEHA DESAI						
1022/1701	7/30/2004	WD	Q	I		150,000
GRANTOR: MEHALKO						
GRANTEE: TRIVINO						

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	1997	1997	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,584.00	UT	1.50	1.50	80	1997	1997	3	80	1,901	
3	0169	FENCE/WOOD	0	100	32	256.00	UT	7.50	7.50	70	1997	1997	3	70	1,344	
TOTALS															4,445	

BUILDING NOTES														
407 NW FOREST MEADOWS AVE, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/14/2026 MLU														

BUILDING DIMENSIONS														
BAS= W12 S35 E13 N5 FOP= E17N6 W17 S6\$ N6 E17 S8 E13 N4 FGR= E22 N21 W22 S21\$ N21 E22N23 W24 PTO= W6 S6 W5 S7 E11 N13\$ S13 W11 FSP= N7 W18 S10 E18 N3\$ S3 W18\$.														

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							