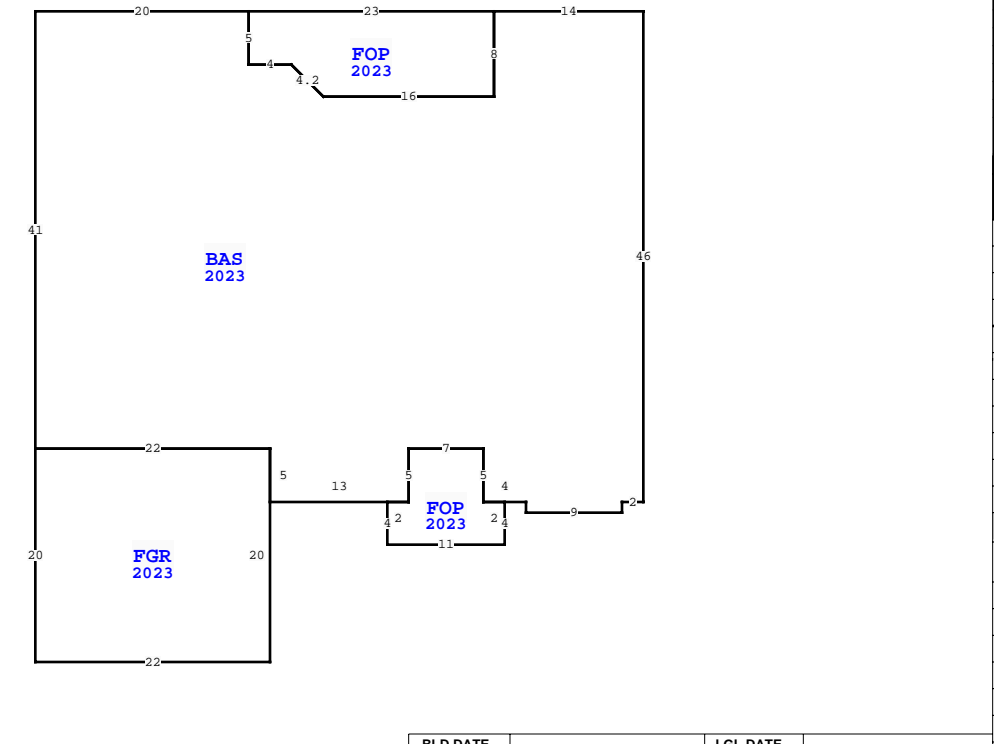


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,635	116.1300	130.07	342,734	2022	2022	0	0	0	3.00	97.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,319	100	2023	2,319	292,583
FGR	440	55	2023	242	30,533
FOP	79	30	2023	24	3,028
FOP	168	30	2023	50	6,309
TOTALS	3,006			2,635	332,452

638 NW FOREST MEADOWS AVE, LAKE CITY

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	0166	CONC,PAVMT	0	100	0	1,208.00	UT	3.00	3.00	100	2023	2022		100	3,624	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

TOTAL OB/XF												
6,824												

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

COLUMBIA COUNTY PROPERTY																																		
PAGE 1 of 1																																		
VALUATION SUMMARY															STANDARD																			
VALUATION BY															Tax Group: 1										Tax Dist:									
BUILDING MARKET VALUE															332,452																			
TOTAL MARKET OB/XF VALUE															6,824																			
TOTAL LAND VALUE - MARKET															24,000																			
TOTAL MARKET VALUE															363,276																			
SOH/AGL Deduction															66,926																			
ASSESSED VALUE															296,350																			
TOTAL EXEMPTION VALUE															HX HB 51,411																			
BASE TAXABLE VALUE															244,939																			
TOTAL JUST VALUE															363,276																			
NCON VALUE															0																			
INCOME VALUE																																		
PREVIOUS YEAR MKT VALUE															366,703																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00598	SFR		09/29/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/2280	10/31/2022	WD Q	Q	I	01	363,700

GRANTOR: ADAMS HOMES OF NORTHW
GRANTEE: PAN MINGLAN
1433/1317 3/25/2021 WD Q V 05 288,000
GRANTOR: BAVERIA LLC
GRANTEE: ADAMS HOMES OF NORT

BUILDING NOTES																								
BUILDING DIMENSIONS																								
BAS=[YR=2023;ORIG=91,10] W14 S8 W16 U3L3 W4 N5 W20 S41 E22 S5 E13 N5 E7 S5 E4 S1 E9 N1 E2 N46 \$																								
FGR=[YR=2023;ORIG=34,51] E22 S20 W22 N20 \$																								
FOP=[YR=2023;ORIG=77,10] W23 S5 E4 D3R3 E16 N8 \$																								
FOP=[YR=2023;ORIG=76,51] W7 S5 W2 S4 E11 N4 W2 N5 \$																								