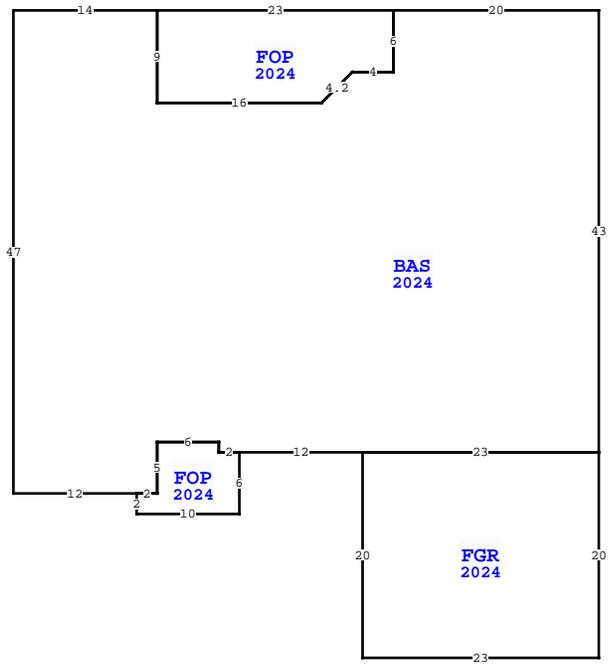


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	85
Interior Floor	15	HARDTILE	15
Air Condition	03	CENTRAL	100
Heating Type	04	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	
1	SINGLE FAM	100%	- 2024									
Heated Area: 2311 HX Base Yr 2024												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,311	100	2024	2,311	291,863
FGR	460	55	2024	253	31,952
FOP	58	30	2024	17	2,147
FOP	191	30	2024	57	7,199
TOTALS	3,020			2,638	333,160

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	0			3.00	100	2024	2023		100	2,460	

TOTAL OB/XF												
624 NW OAKMONT WAY, LAKE CITY												
TOTAL OB/XF 2,460												

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH 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							

TOTAL OB/XF												
624 NW OAKMONT WAY, LAKE CITY												
TOTAL OB/XF 2,460												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			333,160
TOTAL MARKET OB/XF VALUE			2,460
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			359,620
SOH/AGL Deduction			746
ASSESSED VALUE			358,874
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			307,463
TOTAL JUST VALUE			359,620
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			357,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/2487	4/18/2023	WD Q	Q	I	01	378,400
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: STEWART VALERIE DIA						
1429/2233	2/04/2021	WD Q	V	05		320,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=50,10] S47 E12 E2 N5 E6 S1 E2 E12 E23 N43 W20 S6 W4 D3L3 W16 N9 W14 \$												
FOP=[YR=2024;ORIG=64,10] S9 E16 U3R3 E4 N6 W23 \$												
FOP=[YR=2024;ORIG=62,57] S2 E10 N6 W2 N1 W6 S5 W2 \$												
FGR=[YR=2024;ORIG=84,53] S20 E23 N20 W23 \$												