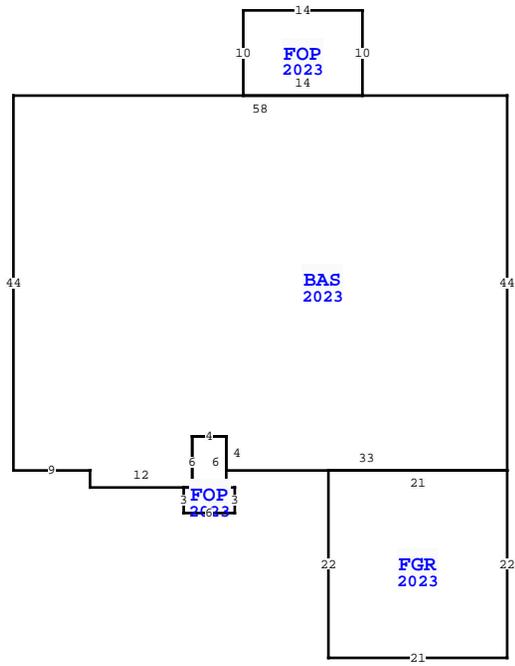


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	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
NEIGHBORHOOD/LOC	34316.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,560	100	2023
FGR	462	55	2023
FOP	42	30	2023
FOP	140	30	2023
TOTALS	3,204		

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% - 2023		126.17	361,982	2022	2022	0	0	3.00	97.00
Heated Area: 2560						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		351,123
TOTAL MARKET OB/XF VALUE		3,330
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		378,453
SOH/AGL Deduction		53,608
ASSESSED VALUE		324,845
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,434
TOTAL JUST VALUE		378,453
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202000753	NEW SFR		02/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1786	9/10/2025	QC	U	I	11	100
GRANTOR: PATEL KISANKUMAR RAME						
GRANTEE: PATEL KISANKUMAR RAE						
1462/1566	3/15/2022	WD	Q	I	01	302,800
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PATEL KISANKUMAR RA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	1,110.00	UT	3.00	3.00	100	2023

553 NW OAKMONT WAY, LAKE CITY
BLD DATE: 05/01/2023 MLU
LGL DATE: 05/01/2023
LAND DATE: 05/01/2023
INC DATE: 05/01/2023

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=80,20] W58 S44 E9 S2 E12 N6 E4 S4 E33 N44 \$											
FGR=[YR=2023;ORIG=59,64] E21 S22 W21 N22 \$											
FOP=[YR=2023;ORIG=49,10] E14 S10 W14 N10 \$											
POP=[YR=2023;ORIG=47,60] W4 S6 W1 S3 E6 N3 W1 N6 \$											

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	24,000.00	24,000.00	24,000							