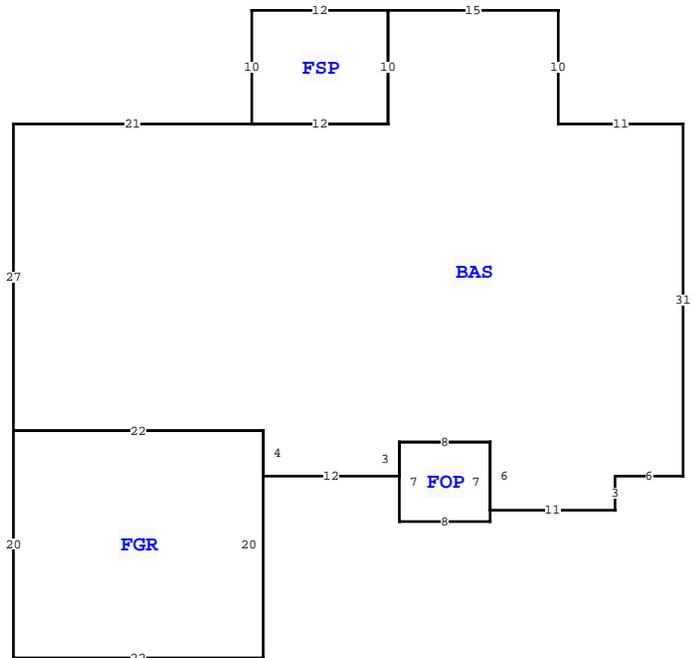


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,207	112.8600	128.66	283,953	2021	2021	0	0	0	4.00	96.00
1 SINGLE FAM			100% - 2024	Heated Area: 1900			HX Base Yr 2024					



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	1,900	100		1,900	234,676
FGR	440	55		242	29,891
FOP	56	30		17	2,100
FSP	120	40		48	5,929
TOTALS	2,516			2,207	272,595

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		272,595	
TOTAL MARKET OB/XF VALUE		3,808	
TOTAL LAND VALUE - MARKET		24,400	
TOTAL MARKET VALUE		300,403	
SOH/AGL Deduction		164	
ASSESSED VALUE		300,239	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		248,828	
TOTAL JUST VALUE		300,403	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,404	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
202000694	NEW SFR		04/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1565/651	3/30/2026	LE U	I	I	14	100
GRANTOR: CAMMARATA JOHN W (ENH)						
GRANTEE: CAMMARATA JOHN AND P						
1497/1157	8/16/2023	WD Q	I	I	01	350,000
GRANTOR: BENEDETTI MATTHEW ALA						
GRANTEE: CAMMARATA JOHN W						

EXTRA FEATURES		554 NW OAKMONT WAY, LAKE CITY														
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			2.00	100	2022	2021		100	1,728	
2	0169	FENCE/WOOD	0	100	0	0			10.00	100	2022	2021		100	2,080	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/01/2023	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[ORIG=80,30] E22 S4 E12 N3 E8 S6 E11 N3 E6 N31 W11 N10 W15 S10 W12 W21 S27 \$												
FGR=[ORIG=80,30] S20 E22 N20 W22 \$												
FSP=[ORIG=101,3] E12 N10 W12 S10 \$												
FOP=[ORIG=114,38] E8 N7 W8 S7 \$												

LAND DESCRIPTION													TOTAL OB/XF 3,808												
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								