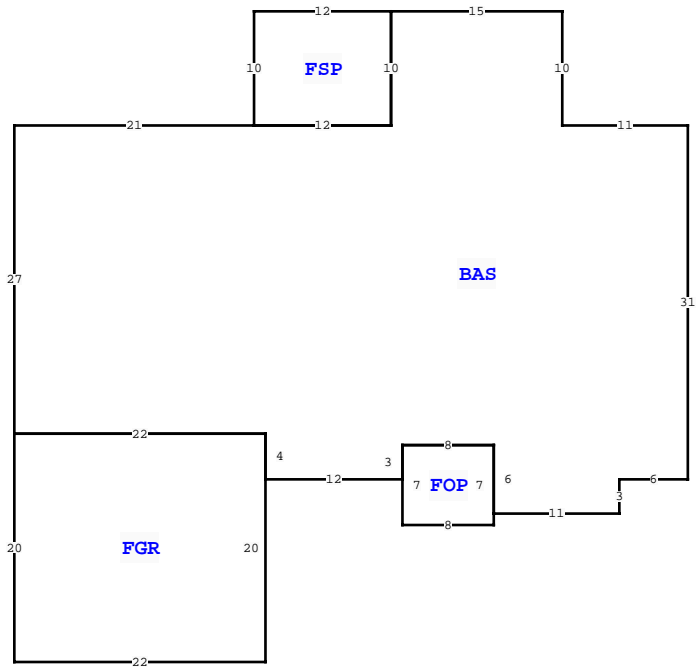


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR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

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: 1900							
					HX Base Yr 2024						



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100		1,900	230,554
FGR	440	55		242	29,365
FOP	56	30		17	2,063
FSP	120	40		48	5,824
TOTALS	2,516			2,207	267,806

554 NW OAKMONT WAY, LAKE CITY

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

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	UT	2.00	2.00	100	2022	2021		100	1,728	
2	0169	FENCE/WOOD	0	100	0	0	UT	10.00	10.00	100	2022	2021		100	2,080	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			267,806
TOTAL MARKET OB/XF VALUE			3,808
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			295,614
SOH/AGL Deduction			0
ASSESSED VALUE			295,614
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			244,203
TOTAL JUST VALUE			295,614
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						

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												
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							