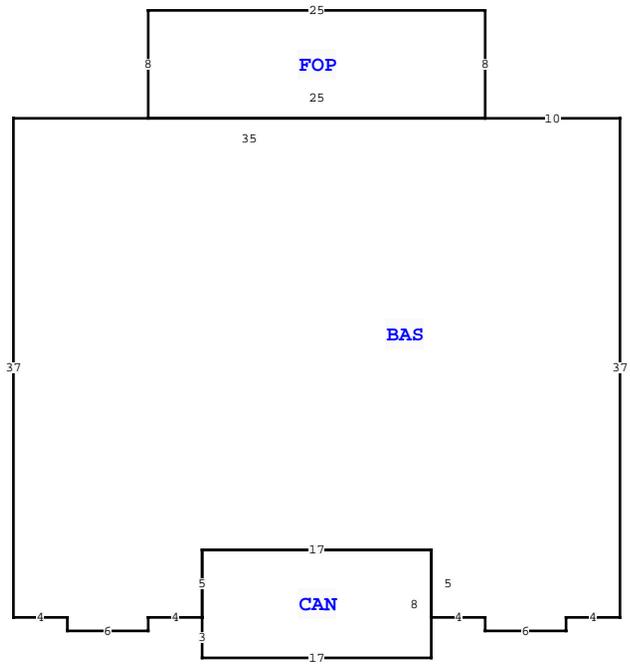


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Ceiling	02 F.NOT SUS 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	3 100
Frame	02 WOOD FRAME 100
Story Height	10 100
RMS	6 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4900	04	1,693	115.0023	87.40	147,968	2005	2005	0	0	23.00	77.00		
1 OFFICE LOW 0% - 0 Heated Area: 1592 HX Base Yr													



Quality	06 06				
DOR CODE	1700 OFFICE BLD 1STY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	34316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100		1,592	107,139
CAN	136	30		41	2,759
FOP	200	30		60	4,038
TOTALS	1,928			1,693	113,935

356 NW LAKE CITY AVE, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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	0	5 44	220.00	UT	2.00	2.00	100	2005	2005	3	100	440	
2	0260	PAVEMENT-A	0	0	0 0	4,836.00	UT	1.10	1.10	100	2005	2005	3	100	5,320	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	113,935		
TOTAL MARKET OB/XF VALUE	5,760		
TOTAL LAND VALUE - MARKET	32,320		
TOTAL MARKET VALUE	152,015		
SOH/AGL Deduction	0		
ASSESSED VALUE	152,015		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	152,015		
TOTAL JUST VALUE	152,015		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	151,898		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3118	COMMERCIAL	765	11/24/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/0176	2/15/2017	WD Q	Q	I	01	170,000
GRANTOR: ANNDEE PROPERTIES LLC						
GRANTEE: PALUSTRIS PROPERTIE						
1028/1507	10/19/2004	WD Q	Q	V		50,000
GRANTOR: CANDLER						
GRANTEE: ANNDEE PROPERTIES						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W10 FOP= N8 W25 S8 E25\$ W35 S37 E4 S1 E6 N1 E4 CAN= S3 E17 N8 W17 S5\$ N5 E17 S5 E4 S1 E6 N1 E4 N37\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0		RO	0.00	0.00	23,086.00	SF		1.00	1.00	0.80	1.75	1.40	32,320							