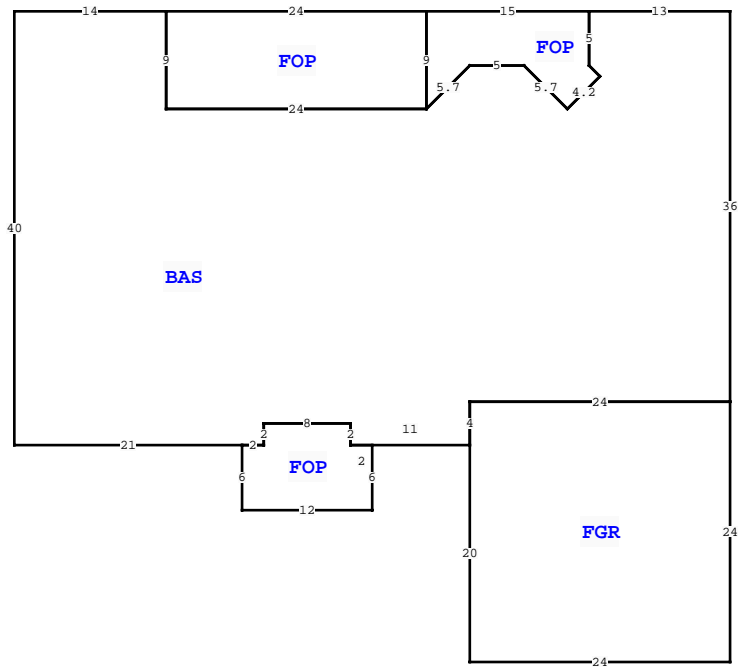


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 90			
Exterior Wall	05	AVERAGE 10			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 50			
Interior Floor	15	HARDTILE 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Architectural	05	CONV 100			
Units		0 100			
Condition Adj	04	04 100			
Kitchen Adjus	01	01 100			
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,214	100		2,214	264,636
FGR	576	55		317	37,890
FOP	88	30		26	3,108
FOP	98	30		29	3,466
FOP	216	30		65	7,770
TOTALS	3,192			2,651	316,870

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%	- 2022		Heated Area: 2214					HX Base Yr 2022		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			316,870
TOTAL MARKET OB/XF VALUE			34,774
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			386,644
SOH/AGL Deduction			63,300
ASSESSED VALUE			323,344
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			271,933
TOTAL JUST VALUE			386,644
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			391,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044715	Swimming Pool and	55,000	08/15/2022
3131	SFR	681	12/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1448/2755	9/24/2021	WD Q	Q	I	01	335,000
GRANTOR: NGUYEN HOANG						
GRANTEE: COLLINS LAWRENCE RI						
1436/2653	5/04/2021	WD Q	Q	I	01	303,000
GRANTOR: CASLIN KATHERINE WITT						
GRANTEE: NGUYEN HOANG						

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	0	0	3,096.00	UT	1.50	2005	2005	3	100	4,644
2	0169	FENCE/WOOD	0	100	0	0	0	0	1.00	UT	0.00	2017	2017	3	100	1,000
3	0280	POOL R/CON	0	100	14	30	0	0	420.00	UT	70.00	2023	2022		95	27,930
4	0166	CONC, PAVMT	0	100	0	0	0	0	1.00	UT	1,200.00	2023	2022		100	1,200

LAND DESCRIPTION																								
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	35,000.00	35,000.00	35,000							

BUILDING NOTES												
4504 NW WISTERIA DR, LAKE CITY												

BUILDING DIMENSIONS												
BAS= W13 FOP= W15 S9 R4 U4 E5 D4 R4 R3 U3 U1 L1 N5S55 R1 D1 D3 L3 L4 U4 W5 D4 L4 FOP= N9 W24 S9 E24S W24 N9 W14 S40 E21 FOP= S6 E12 N6 W2 N2 W8S2 W2S E2 N2 E8 S2 E11 FGR= S20 E24 N24 W24 S4S N4E24 N36S .												

TOTAL OB/XF												
34,774												