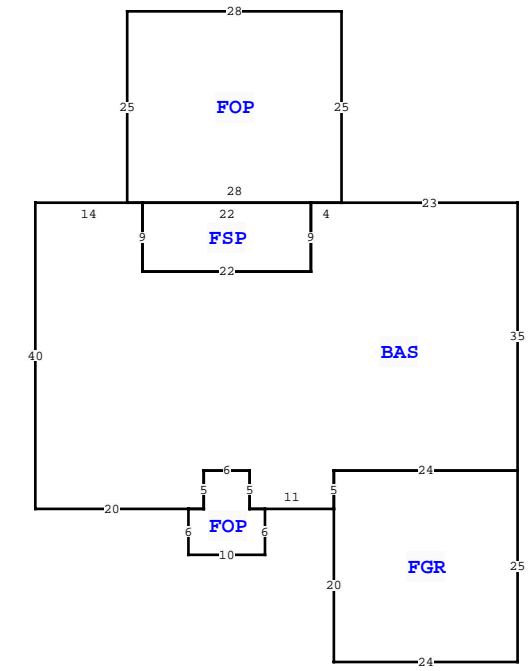


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architctual Units	05	CONV 100 0 100

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%	- 2019									Heated Area: 2172	HX Base Yr 2019



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	2,172	100		2,172	293,318
FGR	600	55		330	44,565
FOP	90	30		27	3,647
FOP	700	30		210	28,359
FSP	198	40		79	10,669
<b>TOTALS</b>	<b>3,760</b>			<b>2,818</b>	<b>380,558</b>

4101 NW RIVER SEBASTIAN LN, LAKE CITY

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		380,558
TOTAL MARKET OB/XF VALUE		7,760
TOTAL LAND VALUE - MARKET		49,000
TOTAL MARKET VALUE		437,318
SOH/AGL Deduction		250,627
ASSESSED VALUE		186,691
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		85,280
TOTAL JUST VALUE		437,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
789	SFR	0	09/08/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / V	RSN CD	SALE PRICE
1310/1765	3/01/2016	WD Q	Q	V	01	24,000
GRANTOR: MAMD PROPERTY MANAG						
GRANTEE: RICARDO D & VILMA C						
1298/1482	7/27/2015	WD U	V	V	11	100
GRANTOR: RENEE L CRAWFORD						
GRANTEE: MAMD PROPERTY MANAG						

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	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2018	2018	3	100	1,000	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2018	2018	3	100	200	
3	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2018	2018	3	100	5,060	
4	0263	PRCH, USP	0	100	0	0	UT	0.00	0.00	100	2018	2018	3	100	1,500	

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[ORIG=0,0] W23 W4 S9 W22 N9 W14 S40 E20 E2 N5 E6 S5 E11 N5 E24 N35 \$		
FOP=[ORIG=-23,0] N25 W28 S25 E28 \$		
FGR=[ORIG=-24,40] S20 E24 N25 W24 S5 \$		
FSP=[ORIG=-27,0] W22 S9 E22 N9 \$		
FOP=[ORIG=-43,40] S6 E10 N6 W2 N5 W6 S5 W2 \$		

LAND DESCRIPTION																								
TOTAL OB/XF 7,760																								
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.40	35,000.00	49,000.00	49,000							