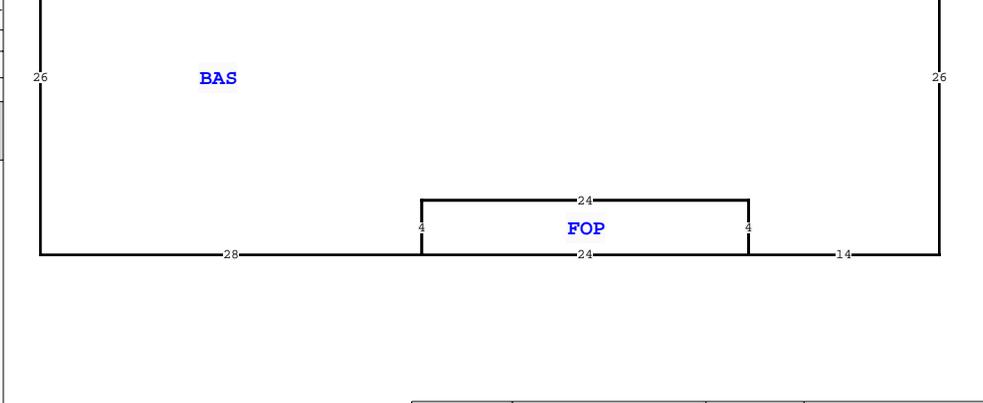


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 60
Exterior Wall	19 COMMON BRK 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 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	2,001	109.0280	124.29	248,704	1969	1969	0	0	35.00	65.00
1 SINGLE FAM			100% - 0	Heated Area: 1972		HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			161,658
TOTAL MARKET OB/XF VALUE			3,341
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			183,499
SOH/AGL Deduction			109,841
ASSESSED VALUE			73,658
TOTAL EXEMPTION VALUE	HX HB		48,658
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			183,499
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,663

MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC					
34317.020		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100		352	28,438
BAS	1,620	100		1,620	130,878
FOP	96	30		29	2,343
TOTALS	2,068			2,001	161,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1264/1580	10/31/2013	QC	U	I	11	8,000
GRANTOR: LYNN HARRISON						
GRANTEE: DONALD HARRISON						
0407/0655	7/01/1978	03	Q	I		31,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES															471 SE LLEWELLYN AVE, 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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0294	SHED WOOD/	0	100	25	11	1.00	UT	0.00	0.00	100	0	0	3	100	1,251	
4	0261	PRCH, UOP	0	100	20	11	1.00	UT	0.00	0.00	100	0	0	3	100	270	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	25	1993	1993	3	25	270	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
TOTAL OB/XF 3,341																	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W11 BAS= N16 W22 S16 E22\$ W55 S26 E28 FOP= E24 N4W24 S4\$ N4 E24 S4 E14 N26\$.	

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	18,500.00	18,500.00	18,500							