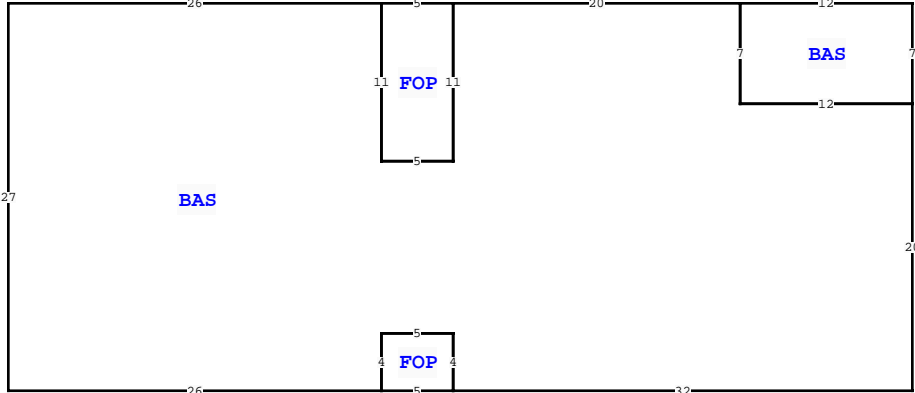




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	13	LAM/VNLPLK	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	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	
MAP NUM		MKT AREA	06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2021										
Heated Area: 1626 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	8,925
BAS	1,542	100		1,542	163,845
FOP	20	30		6	638
FOP	55	30		16	1,700
TOTALS	1,701			1,648	175,108

NEIGHBORHOOD/LOC		34317.070 1.00/	
448 SE GOLF CLUB AVE, LAKE CITY			
BLD DATE		LGL DATE	04/21/2023 MLU
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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	

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	0		RSF-2	90.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			175,108
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			194,408
SOH/AGL Deduction			0
ASSESSED VALUE			194,408
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			194,408
TOTAL JUST VALUE			194,408
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/1934	7/02/2020	WD	Q	I	01	146,000
GRANTOR: JOSEPH & BRENDA J GEN						
GRANTEE: AUBREY L PACE & BRY						
1374/0299	12/07/2018	WD	U	I	30	69,000
GRANTOR: TERRY & KARI J GRIFFI						
GRANTEE: JOSEPH & BRENDA J G						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W20 FOP= W5 S11 E5 N11S\$11W5 N11 W26 S27 E26 FOP= E5 N4 W5 S4\$ N4 E5 S4 E32 N20 BAS= N7 W12 S7 E12\$ W12 N7\$.