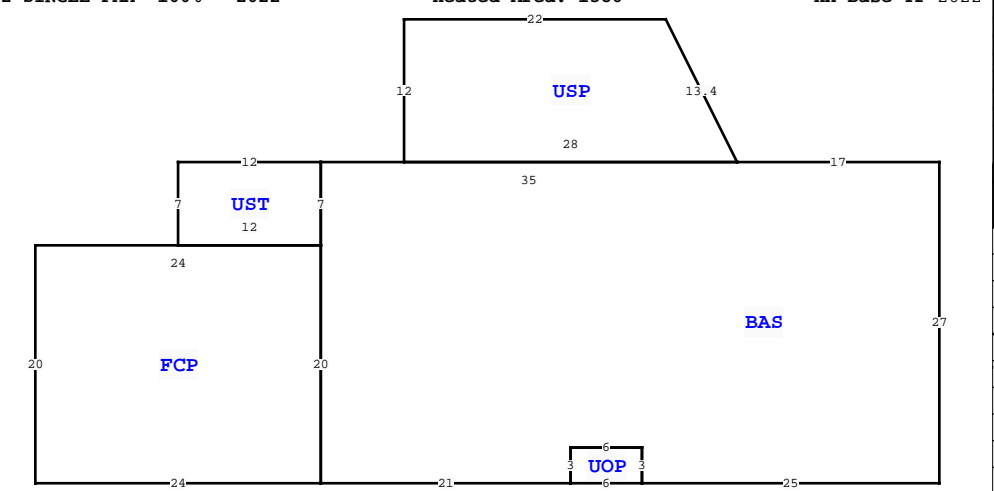


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2022	144.48	238,825	1964	1984	0	0	35.00	65.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34317.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100		1,386	130,162
FCP	480	25		120	11,270
UOP	18	20		4	376
USP	300	35		105	9,861
UST	84	45		38	3,569
TOTALS	2,268			1,653	155,236

114 SE OLUSTEE AVE, LAKE CITY											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/21/2023 MLU					

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		155,236
TOTAL MARKET OB/XF VALUE		1,550
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		175,286
SOH/AGL Deduction		53,748
ASSESSED VALUE		121,538
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,127
TOTAL JUST VALUE		175,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/2346	10/21/2021	WD	Q	I	01	168,500
GRANTOR: SCHELLER FREDRICK R						
GRANTEE: WOLFE JEFFREY A						
1223/0015	9/27/2011	WD	U	I	12	40,200
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: FREDRICK R & TERRI						

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		0.00	100	0	0	3	100	250	
2	0296	SHED METAL	0	100	0	0	0		0.00	100	0	0	3	100	500	
3	0120	CLFENCE 4	0	100	0	0	0		0.00	100	1993	1993	3	100	300	
4	0060	CARPORT F	0	100	0	0	0		0.00	100	2004	2004	3	100	300	
5	0252	LEAN-TO W/	0	100	0	0	0		0.00	100	2012	2012	3	100	200	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W17 USP= L6 U12 W22 S12 E28\$ W35 UST= W12 S7 E12 N7\$ S7 FCP= W24 S20 E24 N20\$ S20 E21 UOP= E6 N3 W6 S3\$ N3 E6 S3 E25 N27\$.											

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	100		RSF-2	86.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							