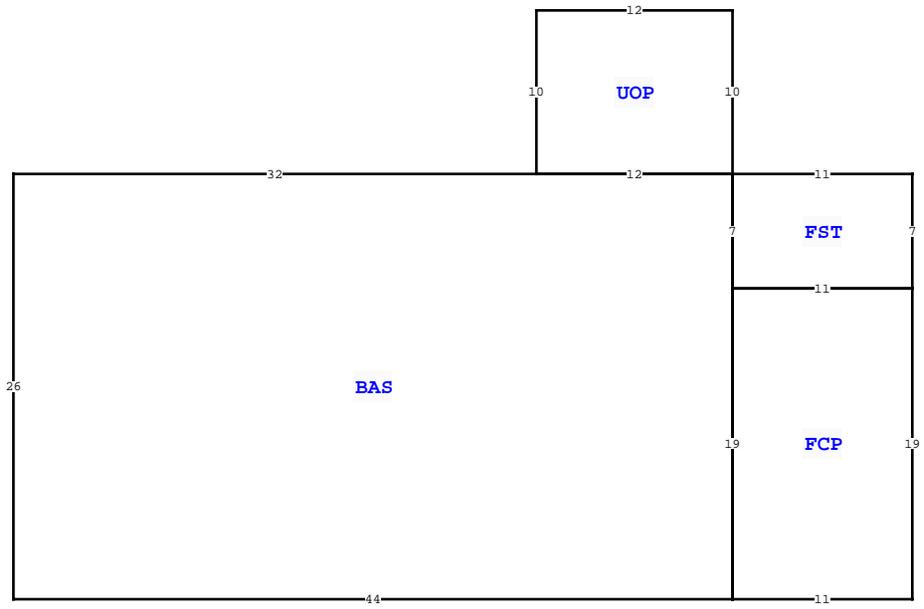


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
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
BAS	1,144	100	
FPC	209	25	
FST	77	55	
UOP	120	20	
TOTALS	1,550		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,262	138.1600	157.50	198,765	1960	2015	0	0	12.50	87.50
1 SINGLE FAM 0% - 2024 Heated Area: 1144 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		173,919	
TOTAL MARKET OB/XF VALUE		300	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		192,719	
SOH/AGL Deduction		0	
ASSESSED VALUE		192,719	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		192,719	
TOTAL JUST VALUE		192,719	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		192,113	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/36	7/26/2023	QC	U	I	11	100
GRANTOR: HAGHANI ARIANA						
GRANTEE: HAGHANI RENTALS, LL						
1447/402	9/11/2021	WD	Q	I	01	163,000
GRANTOR: SLATER JOHN K						
GRANTEE: HAGHANI ARIANA						

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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
TOTALS												300				

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	82.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

BUILDING NOTES											
469 SE COUNTRY CLUB RD, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/21/2023 MLU											

BUILDING DIMENSIONS											
BAS= W32 S26 E44 FCP= E11 N19 W11 S19\$ N19 FST= E11 N7 W11 S7\$ N7 UOP= N10 W12 S10 E12\$ W12\$.											