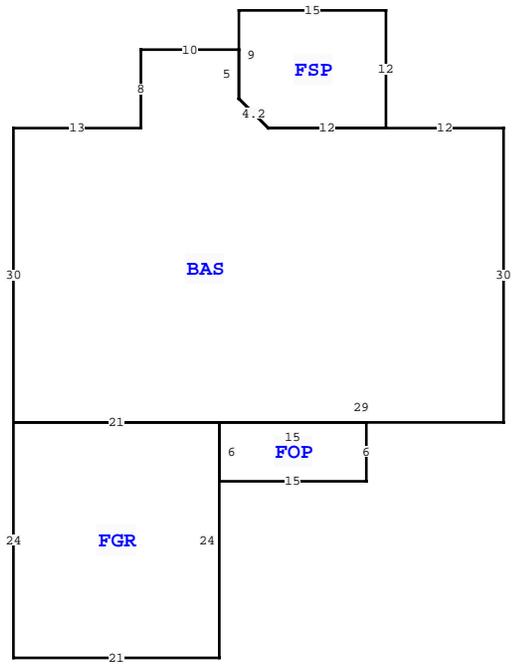


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	21 STONE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,959	128.5020	146.49	286,974	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2018 Heated Area: 1585 HX Base Yr 2018													



Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	34416.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100		1,585	190,393
FGR	504	55		277	33,274
FOP	90	30		27	3,243
FSP	176	40		70	8,408
TOTALS	2,355			1,959	235,319

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	100	3	34	UT	3.00	3.00	100	2007	2007	3	100	306	
2	0260	PAVEMENT-A	0	100	16	115	UT	1.50	1.50	100	2007	2007	3	100	2,760	

349 SW OAKWOOD CT, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/20/2026
										INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			235,319
TOTAL MARKET OB/XF VALUE			3,066
TOTAL LAND VALUE - MARKET			33,600
TOTAL MARKET VALUE			271,985
SOH/AGL Deduction			94,429
ASSESSED VALUE			177,556
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			126,145
TOTAL JUST VALUE			271,985
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			268,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/2122	1/08/2021	LE U	I	I	14	100
GRANTOR: FAIR STEPHEN						
GRANTEE: OUR REDEEMER LUTHER						
1340/0289	6/28/2017	WD Q	I	I	01	169,000
GRANTOR: TARA DENISE THOMAS						
GRANTEE: STEPHEN & KAREN FAI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W12 FSP= N12 W15 S9 D3 R3 E12\$ W12 L3 U3 N5 W10 S8 W13 S30 FGR= S24 E21 N24 W21\$ E21 FOP= S6 E15 N6 W15\$ E29 N30\$.

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	1152.00	605.00	2.10	AC		1.00	1.00	1.00	16,000.00	16,000.00	33,600							