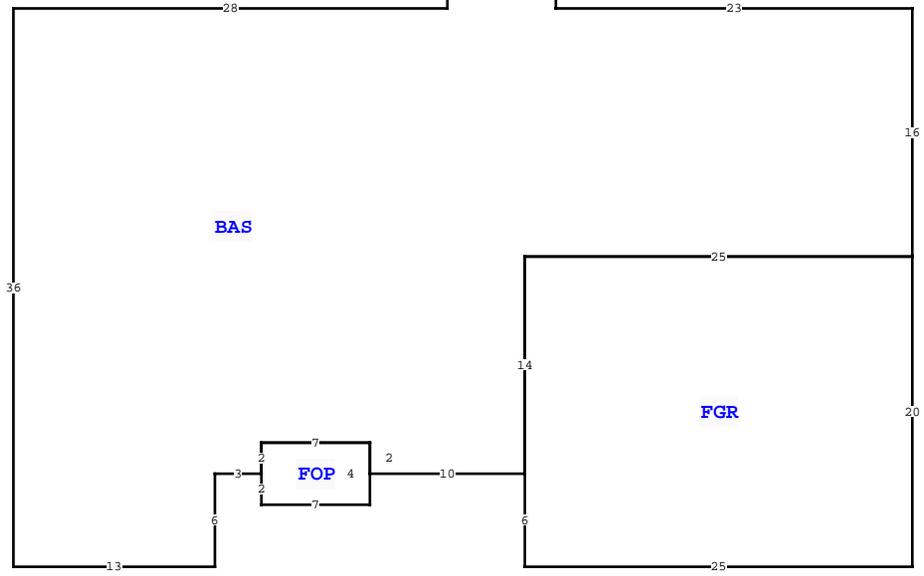


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	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	01
NEIGHBORHOOD/LOC	35416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,468	100	
FGR	500	55	
FOP	28	30	
TOTALS	1,996		
			1,751
			153,878

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,751	118.6000	135.20	236,735	1990	1990	0	0	35.00	65.00	
1 SINGLE FAM			0% - 0	Heated Area: 1468			HX Base Yr					



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			153,878
TOTAL MARKET OB/XF VALUE			3,680
TOTAL LAND VALUE - MARKET			16,200
TOTAL MARKET VALUE			173,758
SOH/AGL Deduction			0
ASSESSED VALUE			173,758
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			173,758
TOTAL JUST VALUE			173,758
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			169,789
SALE:3:1: REPO			
SALE:2:1: LOT 2, LITTLE FORTY SEVEN ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/0608	12/29/2016	WD	U	I	38	90,000
GRANTOR: ROY & MARLENE RODRIG						
GRANTEE: MILLENIA CAPITAL IN						
1186/0368	12/16/2009	WD	Q	I	01	129,000
GRANTOR: KELLY & DEBRA LAUGHLI						
GRANTEE: ROY & MARLENE RODRI						

EXTRA FEATURES		266 SW WALTER 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	0	22	18	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0258	PATIO	0	0	20	20	400.00	UT	2.50	2.50	100	1993	1993	3	100	1,000	
3	0169	FENCE/WOOD	0	0	0	0	224.00	UT	7.50	7.50	100	1993	1993	3	100	1,680	

LAND DESCRIPTION		TOTAL OB/XF 3,680																						
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		A-1	105.00	225.00	0.54	AC		1.00	1.00	1.50	20,000.00	30,000.00	16,200							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 N2 W7 S2 W28 S36 E13N6 E3 FOP= S2 E7 N4 W7 S2\$ N2 E7 S2 E10 FGR= S6 E25 N20W25 S14\$ N14 E25 N16\$.	