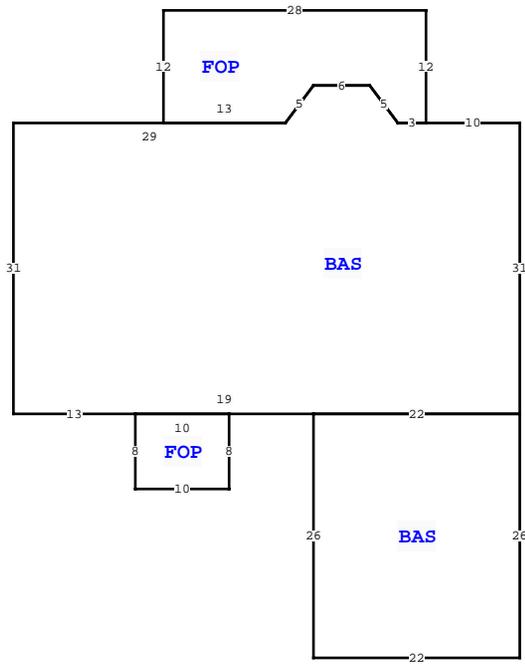




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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			
0100	01	2,396	109.8040	125.18	299,931	1999	1999		0	0	27.30	72.70		
1 SINGLE FAM 100% - 2000 Heated Area: 2282 HX Base Yr 2000														



Quality					
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC 36416.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100		572	52,055
BAS	1,710	100		1,710	155,620
FOP	80	30		24	2,184
FOP	300	30		90	8,190
TOTALS	2,662			2,396	218,050

463 SW EUPHORIA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
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	100	0	0	480.00	UT	1.50	1.50	100	1999	1999	3	100	720	
2	0166	CONC, PAVMT	0	100	50	4	200.00	UT	2.25	2.25	100	2009	2009	3	100	450	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

TOTAL OB/XF 5,670

LAND DESCRIPTION																								
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			0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		218,050	
TOTAL MARKET OB/XF VALUE		5,670	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		243,720	
SOH/AGL Deduction		82,906	
ASSESSED VALUE		160,814	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		109,403	
TOTAL JUST VALUE		243,720	
NCON VALUE		1,500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,482	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13868	SFR	260	04/09/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W10 FOP= N12 W28 S12 E13 U4 R3 E6 R3 D4 E3\$ W3 U4 L3 W6 L3 D4 W29 S31 E13 FOP= S8 E10 N8 W10\$ E19 BAS= S26 E22 N26 W22\$ E22 N31\$.