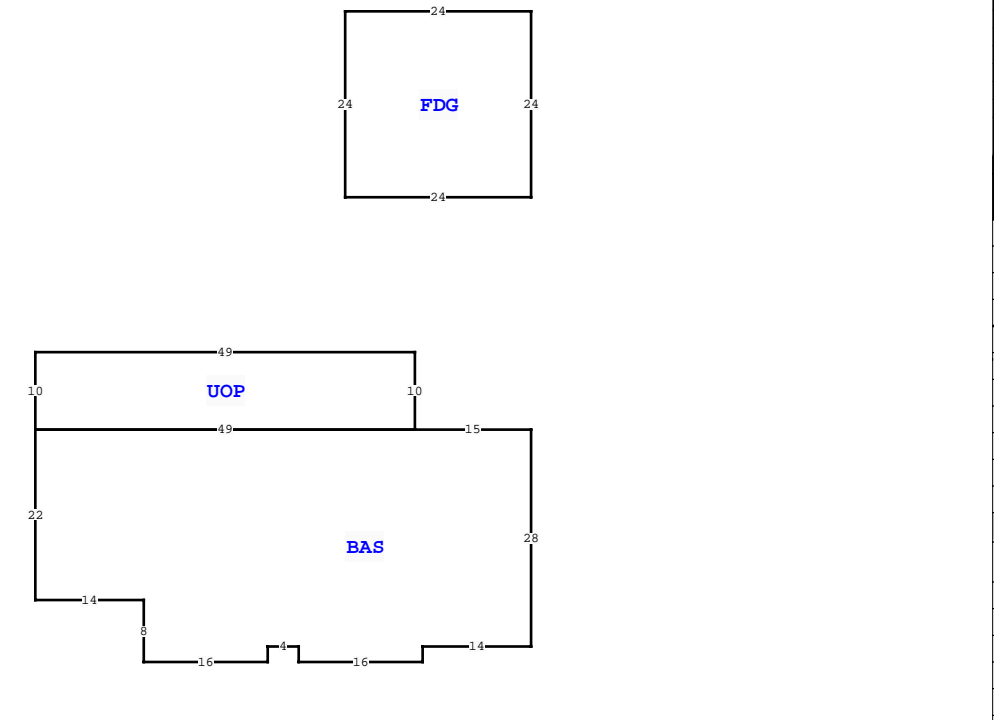


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,216	108.8340	121.89	270,108	1981	1981		0	0	35.00	65.00		
1 SINGLE FAM 100% - 2025 Heated Area: 1772 HX Base Yr 2025														



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		16417.020 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100		1,772	140,393
FDG	576	60		346	27,413
UOP	490	20		98	7,764
<b>TOTALS</b>	<b>2,838</b>			<b>2,216</b>	<b>175,570</b>

247 SE MOJAVE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0190	FPPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1985	1985	3	40	14,336	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
5	0282	POOL ENCL	0	100	24	42	1,008.00	UT	15.00	15.00	100	2013	2013	3	40	6,048	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
8	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

TOTAL OB/XF 26,684

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		RSF-2	0.00	0.00	3.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	55,500							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				175,570	
TOTAL MARKET OB/XF VALUE				26,684	
TOTAL LAND VALUE - MARKET				55,500	
TOTAL MARKET VALUE				257,754	
SOH/AGL Deduction				0	
ASSESSED VALUE				257,754	
TOTAL EXEMPTION VALUE				HX HB 13 257,754	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				257,754	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				258,510	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31254	POOL ENCL	100	07/18/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1290/2691	2/20/2015	WD Q	Q	I	01	144,000
GRANTOR: RICHARD I & ERIC J PR						
GRANTEE: MICHAEL & SHANNON J						
1079/2512	4/03/2006	WD Q	Q	I		150,900
GRANTOR: J E DAVID & CATHERIN						
GRANTEE: RICHARD I & ERIC J						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W15 UOP= N10 W49 S10 E49\$ W49 S22 E14 S8 E16 N2 E4 S2 E16 N2 E14 N28\$ PTR=N30 FDG= N24 W24 S24 E24\$ S30\$.													