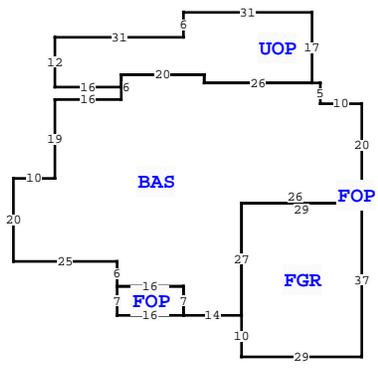
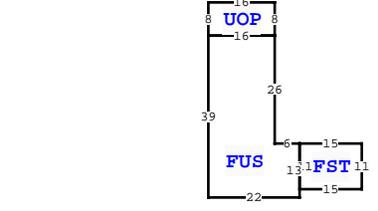


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual Units	05 CONV 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	4,784	132.7473	148.68	711,285	1994	1994	0	0	31.00	69.00

1 SINGLE FAM 100% - 2026 Heated Area: 3870 HX Base Yr 2026



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,168	100		3,168	325,002
FGR	1,073	55		590	60,527
FOP	12	30		4	411
FOP	112	30		34	3,488
FST	165	55		91	9,336
FUS	702	100		702	72,017
UOP	128	20		26	2,668
UOP	844	20		169	17,338
<b>TOTALS</b>	<b>6,204</b>			<b>4,784</b>	<b>490,787</b>

966 NW SCENIC LAKE DR, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
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	1.00	UT	0.00	100	0	0	3	100	2,500	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	2,380	
3	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	100	2014	2014	3	100	2,750	

TOTAL OB/XF 7,630

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	0133	C	SFR LAKE	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	99,000.00	99,000.00	99,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			490,787	
TOTAL MARKET OB/XF VALUE			7,630	
TOTAL LAND VALUE - MARKET			99,000	
TOTAL MARKET VALUE			597,417	
SOH/AGL Deduction			279,555	
ASSESSED VALUE			317,862	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			266,451	
TOTAL JUST VALUE			597,417	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			604,530	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051448	Roof Replacement	36,000	11/08/2024
7585	SFR	100,000	09/14/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2041	8/21/2025	WD Q	Q	I	01	750,000

GRANTOR: MARY VIRGINIA MCRAE L  
GRANTEE: MCLEAN MURPHY B JR  
0666/0521 11/03/1988 WD Q V 41,000  
GRANTOR: GIEBEIG, ROBERT  
GRANTEE: MCRAE, B E

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W10 N5 W2 UOP= N17 W31 S6 W31 S12 E16 N3 E20 S2 E26\$ W26 N2 W20 S6 W16 S19 W10 S20 E25 S6 FOP= S7 E16 N7 W16\$ E16 S7 E14 FGR= S10 E29 N37 W29 S27\$ N27 E26 FOP= E3 N4 W3 S4\$ N4 E3 N20 \$ PTR= N50 FST= N11 W15 FUS= W6 N26 UOP= N8 W16 S8 E16\$ W16 S39 E22 N13\$ S11 E15\$ S50\$.