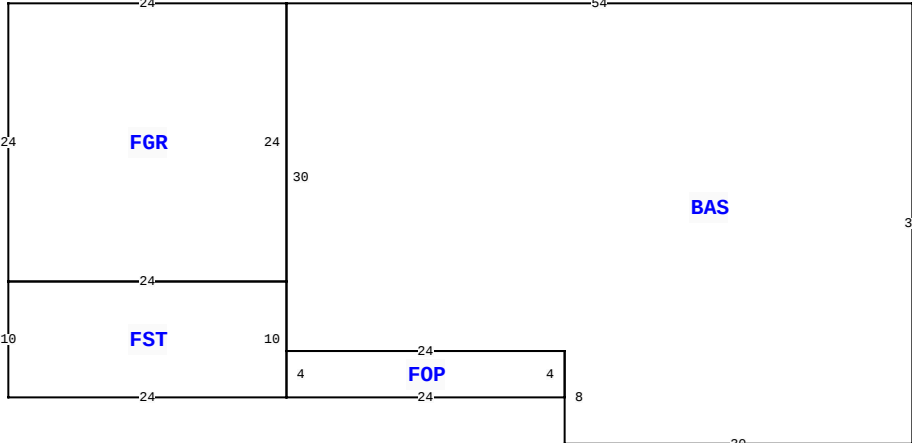


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall	19	COMMON BRK 100	0100	01	2,338	114.2660	119.98	280,513	1972	1972	0	0	0	35.00	65.00	VALUATION BY																					
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0										Heated Area: 1860					HX Base Yr					Tax Group: 2					Tax Dist:					STANDARD				
Roof Cover	12	MODULAR MT 100																BUILDING MARKET VALUE					182,333														
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					5,000														
Interior Floo	14	CARPET 90																TOTAL LAND VALUE - MARKET					18,500														
Interior Floo	08	SHT VINYL 10																TOTAL MARKET VALUE					205,833														
Air Condition	03	CENTRAL 100																SOH/AGL Deduction					91,329														
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE					114,504														
Bedrooms		3 100																TOTAL EXEMPTION VALUE					HX HB					50,000									
Bathrooms		2 100																BASE TAXABLE VALUE					64,504														
Frame	01	NONE 100																TOTAL JUST VALUE					205,833														
Stories	1.	1. 100																NCON VALUE					0														
Architectual	05	CONV 100																INCOME VALUE																			
Units		0 100																PREVIOUS YEAR MKT VALUE					190,211														
Condition Adj	03	03 100																																			
Kitchen Adjus	01	01 100																																			
Quality		05 05																																			
DOR CODE		0100																															SINGLE FAMILY				
MAP NUM																		MKT AREA												06							
NEIGHBORHOOD/LOC		19417.030					1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,860	100	1,860	145,056																																	
FGR	576	55	317	24,722																																	
FOP	96	30	29	2,261																																	
FST	240	55	132	10,294																																	
TOTALS		2,772		2,338	182,333																																
EXTRA FEATURES										421 SW HARMONY LN, 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	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,800																						
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																						
3	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200																						
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,800																						
				</																																	