



ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	04	04
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06

NEIGHBORHOOD/LOC	1416.0100	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100		324	21,936
BAS	717	100		717	48,544
FCP	220	25		55	3,724
FOP	270	30		81	5,484
FSP	280	40		112	7,583
FST	25	55		14	948
FUS	952	100		952	64,454
PTO	118	5		6	406
UOP	112	20		22	1,490

TOTALS	3,018			2,283	154,568
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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	680	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

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	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,283	93.0033	104.16	237,797	1986	1986	0	0	0 35.00	65.00

133 SW WREN CT, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2013			Heated Area: 1993					HX Base Yr 2013	

TOTAL OB/XF 1,380

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2013			Heated Area: 1993					HX Base Yr 2013	

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VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	154,568
TOTAL MARKET OB/XF VALUE	1,380
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	173,948
SOH/AGL Deduction	76,887
ASSESSED VALUE	97,061
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	46,339
TOTAL JUST VALUE	173,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14614	ADDN SFR	75	10/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1231/1840	3/14/2012	WD	U	I	38	74,500

GRANTOR: ROBERT & KIMBERLY WIL

GRANTEE: DEREK J STINSON

1104/2379 12/04/2006 WD Q I 159,000

GRANTOR: JESTEN PETERS

GRANTEE: ROBERT & KIMBERLY W

BUILDING NOTES

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
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BUILDING DIMENSIONS

FUS=[ORIG=0,-40] N34 W28 S34 E28 \$
 BAS=[ORIG=0,0] W28 S24 E11 E5 S5 E9 N5 E3 N24 \$
 BAS=[ORIG=-28,0] N9 W3 U2L2 W4 D2L2 W2 S24 E13 N15 \$
 FSP=[ORIG=0,-40] W28 S10 E28 N10 \$
 FOP=[ORIG=-12,29] W5 S15 E17 N20 W3 S5 W9 \$
 FCP=[ORIG=-28,24] S20 E11 N20 W11 \$
 PTO=[ORIG=-28,-9] N10 W13 S10 E2 U2R2 E4 D2R2 E3 \$
 UOP=[ORIG=0,-74] N4 W28 S4 E28 \$
 FST=[ORIG=-17,24] S5 E5 N5 W5 \$
 PTR=[ORIG=0,0] N40 S40 \$