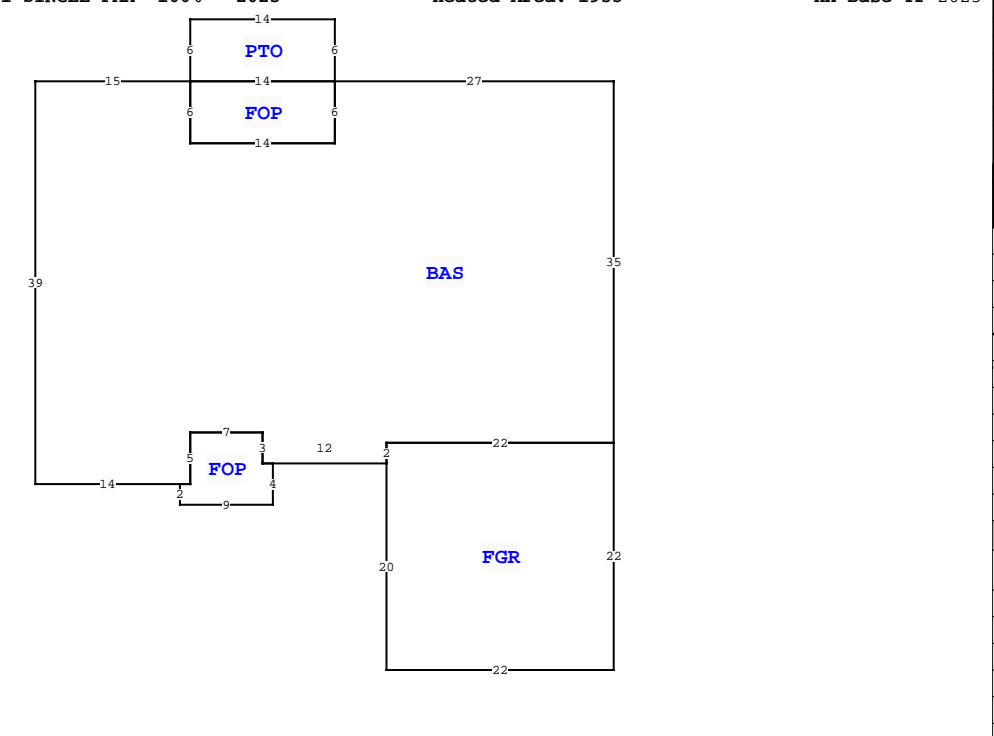


CD 1507-1219,

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 70
Exterior Wall	16 WD FR STUC 30
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	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2025									Heated Area: 1953 HX Base Yr 2025	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			223,502
TOTAL MARKET OB/XF VALUE			4,014
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			257,516
SOH/AGL Deduction			0
ASSESSED VALUE			257,516
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			206,794
TOTAL JUST VALUE			257,516
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			260,711

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100		1,953	192,801
FGR	484	55		266	26,260
FOP	55	30		16	1,579
FOP	84	30		25	2,468
PTO	84	5		4	395
TOTALS	2,660			2,264	223,502

210 SW BIRCH GLN, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25408	SFR	616	01/16/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1219	2/01/2024	CD U		I	21	91,900
GRANTOR: PHOENIX LAND DEVELOPM						
GRANTEE: LEA JEFFREY R						

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			3.00	100	2008	2008	3	100	4,014	

BUILDING NOTES													

BUILDING DIMENSIONS
 BAS= W27 PTO= N6 W14 S6 E14\$ FOP= W14 S6 E14 N6\$ S6 W14 N6
 W15 S39 E14 FOP= S2 E9 N4 W1 N3 W7 S5 W1\$ E1 N5 E7 S3 E12
 FGR= S20 E22 N22 W22 S2\$ N2 E22 N35\$.

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	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							