



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
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

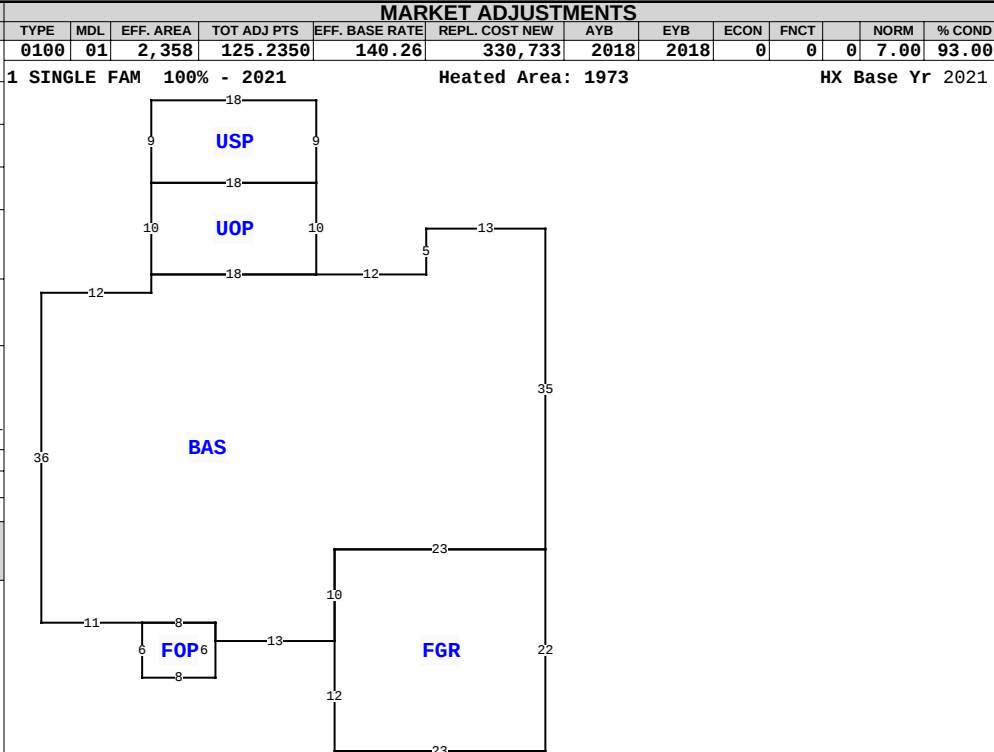
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
NEIGHBORHOOD/LOC	3416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,973	100		1,973	257,362
FGR	506	55		278	36,263
FOP	48	30		14	1,827
UOP	180	20		36	4,696
USP	162	35		57	7,435

TOTALS	2,869			2,358	307,582
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0 100	0	0	120.00	UT	9.00	9.00
2	0166	CONC, PAVMT	0 100	0	0	944.00	UT	2.00	2.00
3	0169	FENCE/WOOD	0 100	0	0	240.00	UT	10.50	10.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00



269 SW BIRCH GLN, LAKE CITY	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	307,582								
TOTAL MARKET OB/XF VALUE	5,488								
TOTAL LAND VALUE - MARKET	30,000								
TOTAL MARKET VALUE	343,070								
SOH/AGL Deduction	72,902								
ASSESSED VALUE	270,168								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	219,446								
TOTAL JUST VALUE	343,070								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	346,377								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35843	SFR	899	10/03/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1418/1371	8/31/2020	WD	Q	I	01	250,000	
GRANTOR:STANLEY C & MARIA COO							
GRANTEE:JOSEPHINE & JOSELIT							
1357/0505	4/02/2018	WD	Q	I	01	224,000	
GRANTOR:MILLENIA CAPITAL INC							
GRANTEE:STANLEY C & MARIA C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 S5 W12 UOP= N10 USP= N9 W18 S9 E18\$ W18 S10 E18\$ W18 S2 W12 S36 E11 FOP= S6 E8 N6 W8\$ E8 S2 E13 FGR= S12 E23 N22 W23 S10\$ N10 E23 N35\$.									