

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 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
Architectual Units	05	CONV 100
		0 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	

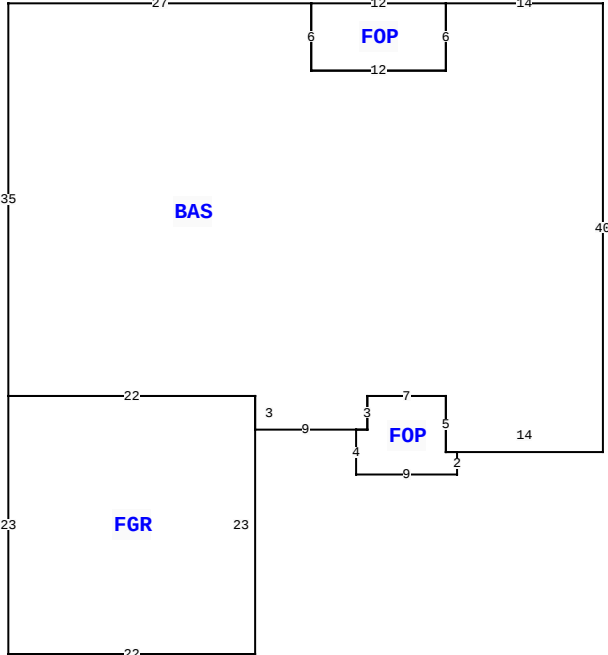
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100		1,883	190,229
FGR	506	55		278	28,085
FOP	55	30		16	1,616
FOP	72	30		22	2,222
TOTALS	2,516			2,199	222,152

EXTRA FEATURES					
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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	1,358.00	UT	3.00	3.00	100	2007	2007	3	100	4,074	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0070	CARPORT UF	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,199	109.9980	123.20	270,917	2007	2007	0	0	0	18.00	82.00
1 SINGLE FAM 100% - 2023 Heated Area: 1883 HX Base Yr 2023												
												
175 SW BIRCH GLN, LAKE CITY												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF															
5,674															

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		222,152	
TOTAL MARKET OB/XF VALUE		5,674	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		257,826	
SOH/AGL Deduction		11,626	
ASSESSED VALUE		246,200	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		195,478	
TOTAL JUST VALUE		257,826	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,535	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25066	SFR	580	10/02/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/2714	11/23/2022	WD	U	I	30	125,500
GRANTOR: JOHNSON HUGH						
GRANTEE: ROBERTS WILLIAM GLE						
1479/2697	11/21/2022	WD	U	I	37	109,100
GRANTOR: PHOENIX LAND DEVELOPM						
GRANTEE: JOHNSON HUGH						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W14 FOP= W12 S6 E12 N6\$ S6 W12 N6 W27 S35 FGR= S23 E22 N23 W22\$ E22 S3 E9 FOP= S4 E9 N2 W1 N5 W7 S3 W1\$ E1 N3 E7 S5 E14 N40\$.															