



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
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		10416.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	459	100		459	40,087
BAS	2,578	100		2,578	225,149
FDG	528	60		317	27,685
FOP	180	30		54	4,716
FSP	197	40		79	6,899
USP	636	35		223	19,476

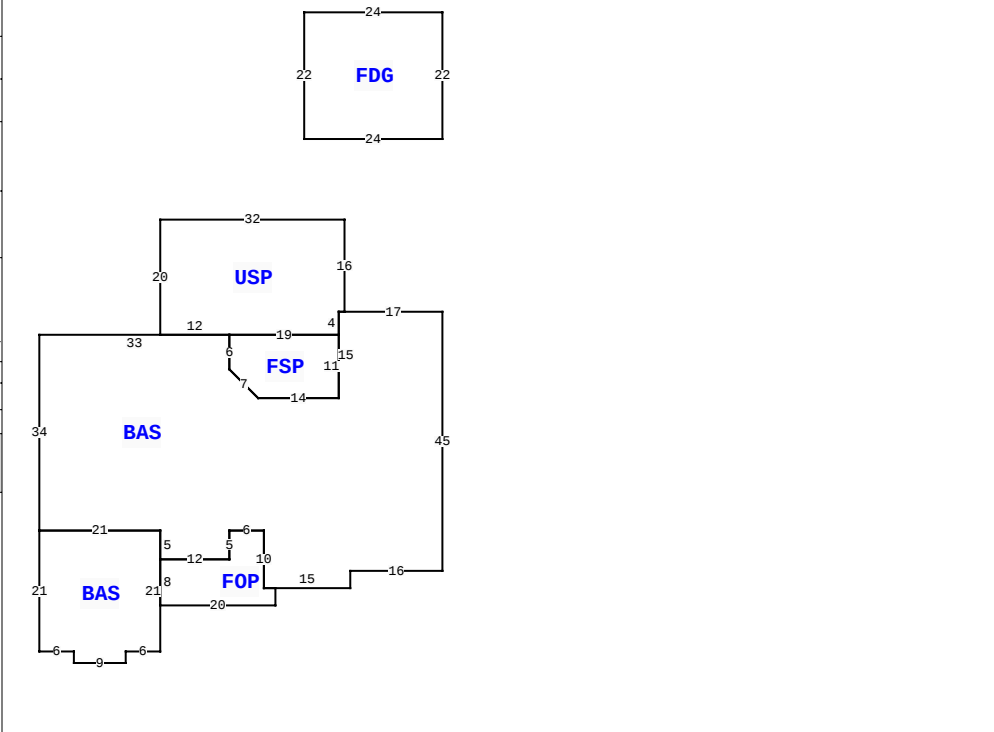
TOTALS	4,578			3,710	324,012
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	2,715.00	UT	1.50	1.50
2	0120	CLFENCE 4	0 100	0	0	620.00	UT	4.50	4.50
3	0166	CONC, PAVMT	0 100	20	22	440.00	UT	1.50	1.50
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00

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-1	0.00	0.00	1.00

REVIEW DATE	11/25/2024	BY	JS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,710	105.7350	118.42	439,338	2000	2000	0	0	0	26.25	73.75
1 SINGLE FAM 100% - 2021 Heated Area: 3037 HX Base Yr 2021												



183 SW DUSTY GLN, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	2,715.00	UT	1.50	1.50	100	2000	2000	3	100	4,073	
2	0120	CLFENCE 4	0 100	0	0	620.00	UT	4.50	4.50	100	2000	2000	3	100	2,790	
3	0166	CONC, PAVMT	0 100	20	22	440.00	UT	1.50	1.50	100	2000	2000	3	100	660	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

TOTAL OB/XF										7,623						
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
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00

Total Acres: 1.18	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				324,012	
TOTAL MARKET OB/XF VALUE				7,623	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				366,635	
SOH/AGL Deduction				81,106	
ASSESSED VALUE				285,529	
TOTAL EXEMPTION VALUE		HX HB VX		55,722	
BASE TAXABLE VALUE				229,807	
TOTAL JUST VALUE				366,635	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				371,248	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051431	Roof Replacement	29,000	11/07/2024
16326	SFR	370	11/23/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/1319	10/19/2020	WD	Q	I	01	280,000
GRANTOR: TODD P HARVEY						
GRANTEE: DENISHA D MONTGOMER						
1217/1494	7/01/2011	QC	U	I	11	100
GRANTOR: CATHY HARVEY						
GRANTEE: TODD P HARVEY						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W17 USP= N16 W32 S20 E12 FSP= S6 D5 R5 E14 N11 W19\$ E19 N4 E1\$ W1 S15 W14 L5 U5 N6 W33 S34 BAS= S21 E6 S2 E9 N2 E6 N21 W21\$ E21 S5 FOP= S8 E20 N3 W2 N10 W6 S5 W12\$ E12 N5 E6 S10 E15 N3 E16 N45\$ PTR= N30 FDG= N22 W24 S22 E24\$ S30\$.									