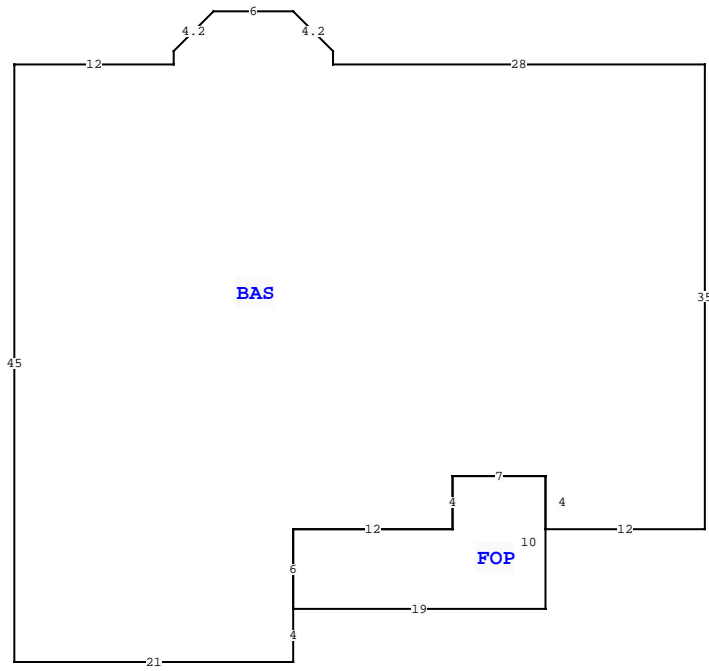




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,084	112.6170	126.13	262,855	2005	2005	0	0	29.00	71.00		
2 SINGLE FAM 100% - 2014 Heated Area: 2041 HX Base Yr 2014													



Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA				
NEIGHBORHOOD/LOC	10516.080 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,041	100		2,041	182,776
FOP	142	30		43	3,851
TOTALS	2,183			2,084	186,627

180 SW PECAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	0296	SHED METAL	0	100	0	0			0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	186,627			
TOTAL MARKET OB/XF VALUE	1,200			
TOTAL LAND VALUE - MARKET	36,180			
TOTAL MARKET VALUE	224,007			
SOH/AGL Deduction	65,671			
ASSESSED VALUE	158,336			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	107,614			
TOTAL JUST VALUE	224,007			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	227,818			

BLDG:1:1: MARLETT MH  
XFOB:1:1: MARLETT MH  
SALE:1:1: WD REPLACING AG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048365	Roof Replacement	14,858	10/09/2023
23036	SFR	586	04/15/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/2735	3/29/2013	WD Q	I	01		125,000
GRANTOR: CRAIG M & JENNIFER L						
GRANTEE: RICHARD HUNTER						
1032/0467	12/02/2004	WD U	I	07		30,000
GRANTOR: DONALD H & SUSAN M MO						
GRANTEE: CRAIG M & JENNIFER						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W28 N1 L3 U3 W6 D3 L3 S1 W12 S45 E21 N4 FOP= E19 N10 W7 S4 W12 S6\$ N6 E12 N4 E7 S4 E12 N35\$.

LAND DESCRIPTION														TOTAL OB/XF										
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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF/MH	0.00	0.00	4.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,180							