



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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
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NEIGHBORHOOD/LOC	11416.050	1.00/
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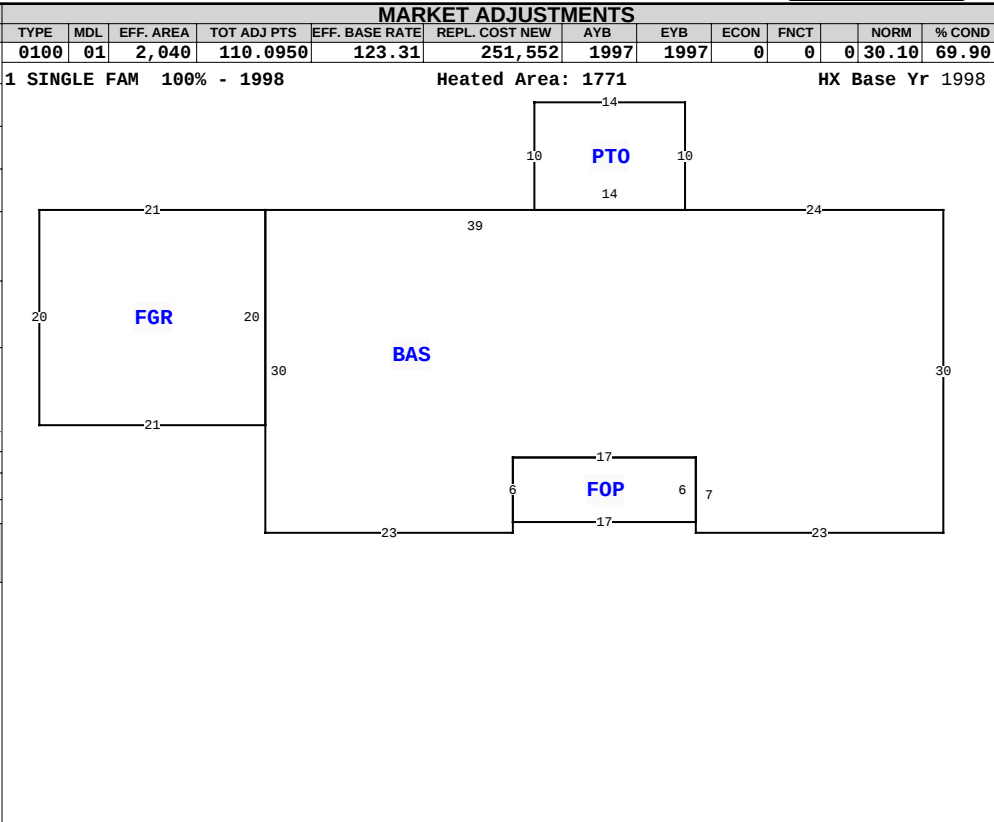
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,771	100		1,771	152,649
FGR	420	55		231	19,911
FOP	102	30		31	2,672
PTO	140	5		7	603

TOTALS	2,433			2,040	175,835
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,200.00	UT	1.50
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	5.00
3	0169	FENCE/WOOD	0	100	0	0	260.00	UT	13.50

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		A-1	0.00	0.00	1.00

REVIEW DATE	01/11/2024	BY	KS
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123 SW TARRAGON 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	1,200.00	UT	1.50	1.50	100	1996	1996	3	100	1,800	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	5.00	5.00	100	1996	1996	3	100	400	
3	0169	FENCE/WOOD	0	100	0	0	260.00	UT	13.50	13.50	50	2009	2009	3	50	1,755	

TOTAL OB/XF										3,955							
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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000

Total Acres: 0.60	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1								2
VALUATION SUMMARY																		

VALUATION BY										STANDARD								
Tax Group: 2										Tax Dist:								
BUILDING MARKET VALUE										175,835								
TOTAL MARKET OB/XF VALUE										3,955								
TOTAL LAND VALUE - MARKET										35,000								
TOTAL MARKET VALUE										214,790								
SOH/AGL Deduction										77,532								
ASSESSED VALUE										137,258								
TOTAL EXEMPTION VALUE										50,722								
BASE TAXABLE VALUE										86,536								
TOTAL JUST VALUE										214,790								
NCON VALUE										0								
INCOME VALUE																		
PREVIOUS YEAR MKT VALUE										217,481								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045782	Roof Replacement	16,911	10/26/2022
11820	SFR	285	11/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0831/2316	12/10/1996	WD	Q	V		12,900	
GRANTOR: PETER GIEBEIG							
GRANTEE: DAVID D & TACY L DO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 PTO= N10 W14 S10 E14\$ W39 FGR= W21 S20 E21 N20\$ S30 E23 N1 FOP= E17 N6 W17 S6\$ N6 E17 S7 E23 N30\$.									