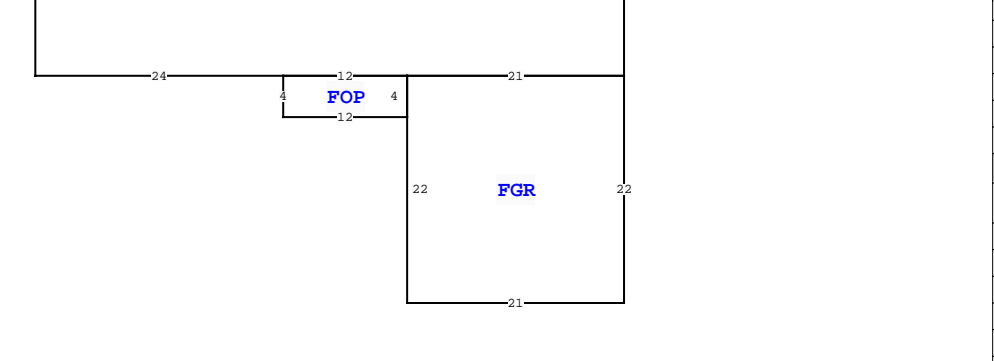




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	32 HARDIE BRD 30
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,763	139.1500	150.28	264,944	1993	2000	0	0	0	24.00	76.00		
1 SINGLE FAM - 0% - 2022 Heated Area: 1431 HX Base Yr														



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	11416.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100		1,431	163,439
FGR	462	55		254	29,010
FOP	48	30		14	1,599
UOP	320	20		64	7,310
TOTALS	2,261			1,763	201,357

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			201,357
TOTAL MARKET OB/XF VALUE			5,378
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			241,735
SOH/AGL Deduction			0
ASSESSED VALUE			241,735
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			241,735
TOTAL JUST VALUE			241,735
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6867	SFR	36,000	02/22/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1236	8/27/2021	WD	Q	I	01	215,000
GRANTOR: RICHTER CHARLES						
GRANTEE: PATEL YATINCHAI						
1410/1705	4/24/2020	WD	Q	I	01	174,900
GRANTOR: BLUE SKY PROPERTY INV						
GRANTEE: CHARLES & HEATHER R						

EXTRA FEATURES		
L	OB/XF CODE	DESCRIPTION
1	0180	FPLC 1STRY
2	0166	CONC, PAVMT
3	0296	SHED METAL
4	0169	FENCE/WOOD

TOTAL OB/XF									
206 SW PILOTS WAY, LAKE CITY									
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/03/2025	MLU		

BUILDING NOTES									
BUILDING DIMENSIONS									

BAS= W23 S25 E24 FOP= S4 E12 N4 W12\$ E12 FGR= S22 E21N22 W21 \$ E21 N25 W5 N1 W6 S1 W3 UOP= N16 W20 S16 E20\$ W20\$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	0	0	0	989.00	UT	2.00	2.00	100	0	0	3	100	1,978	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION																								
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							