

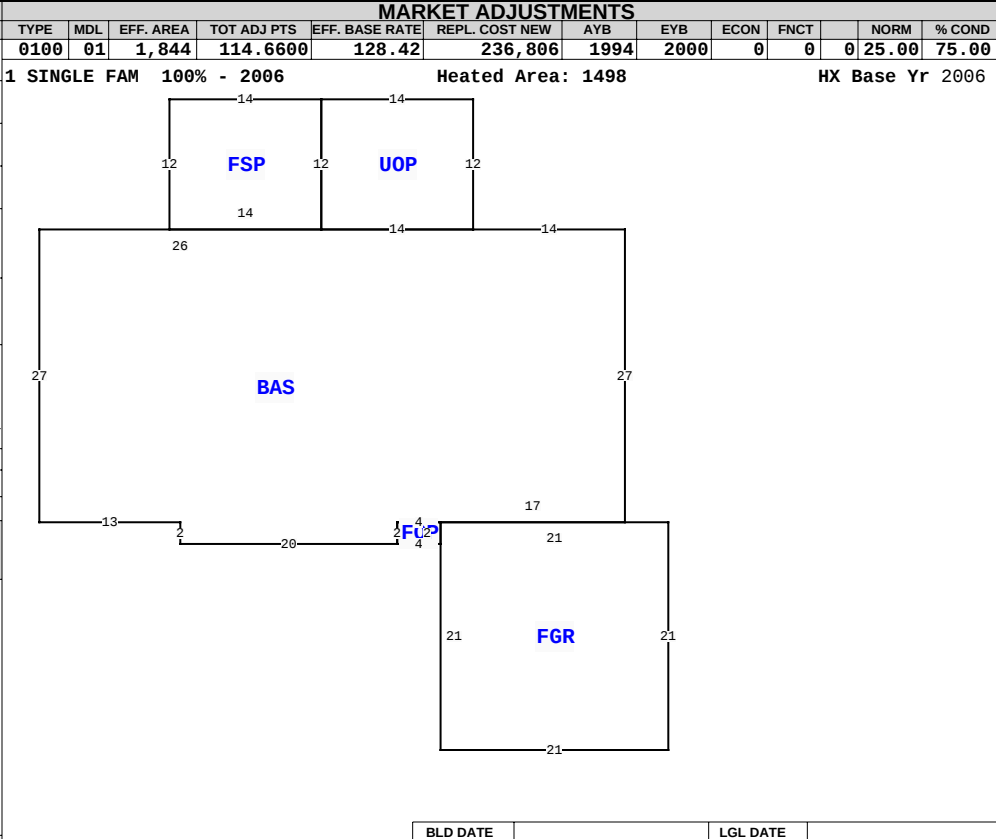
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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	11416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100		1,498	144,280
FGR	441	55		243	23,405
FOP	8	30		2	193
FSP	168	40		67	6,453
UOP	168	20		34	3,275
TOTALS	2,283			1,844	177,604

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT 2,000.00	2,000.00
2	0166	CONC,PAVMT	0	100	0	0	1,157.00	UT 2.00	2.00
3	0294	SHED WOOD/	0	100	0	0	1.00	UT 0.00	0.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT 800.00	800.00

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



196 SW COURTESY WAY, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/03/2025 MLU									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					177,604				
TOTAL MARKET OB/XF VALUE					5,314				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					217,918				
SOH/AGL Deduction					80,232				
ASSESSED VALUE					137,686				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					86,964				
TOTAL JUST VALUE					217,918				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					220,287				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7980	SFR	44,000	01/18/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1050/2230	6/22/2005	WD	Q	I		164,000	
GRANTOR: BAISDEN							
GRANTEE: BOLANOS							
1021/0423	7/02/2004	WD	Q	I		115,000	
GRANTOR: BIGELOW							
GRANTEE: TOMMY J & COURTNEY							
BUILDING NOTES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 UOP= N12 W14 S12 E14\$ W14 FSP= N12 W14 S12 E14\$ W26 S27 E13 S2 E20 FOP= E4 N2 W4 S2\$ N2 E4 FGR= S21 E21 N21 W21\$ E17 N27\$.									