



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 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	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	1,420	100		1,420	141,808
FGR	294	55		162	16,178
FSP	192	40		77	7,690
PTO	65	5		3	299
PTO	168	5		8	799
TOTALS	2,139			1,670	166,775

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	789.00	UT	2.00	2.00	
2	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	
3	0169	FENCE/WOOD	0	0	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	UNIT TYPE	CONSV
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,670	120.9000	135.41	226,135	1995	2000	0	0	26.25	73.75
1 SINGLE FAM 0% - 0 Heated Area: 1420 HX Base Yr											
277 SW COURTESY WAY, LAKE CITY											

TOTAL OB/XF 2,658											
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		166,775	
TOTAL MARKET OB/XF VALUE		2,658	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		204,433	
SOH/AGL Deduction		0	
ASSESSED VALUE		204,433	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		204,433	
TOTAL JUST VALUE		204,433	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		206,807	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1242/1009	9/27/2012	WD	U	I	12	71,000	
GRANTOR: FIRST FEDERAL BANK OF							
GRANTEE: JOSHUA ANDERSON							
1120/0637	5/24/2007	WD	Q	I		170,000	
GRANTOR: RICHARDO COLON & MERL							
GRANTEE: CHRISTIAN GONZALEZ-							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W15 FSP= N12 W16 S12 E16\$ W16 PTO= N12 W14 S12 E14\$ W14S33 E16 PTO= E13 N5 W13 S5\$ N5 E13 S5 E16 N12 FGR= E14 N21 W14 S21\$ N21\$.											