



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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

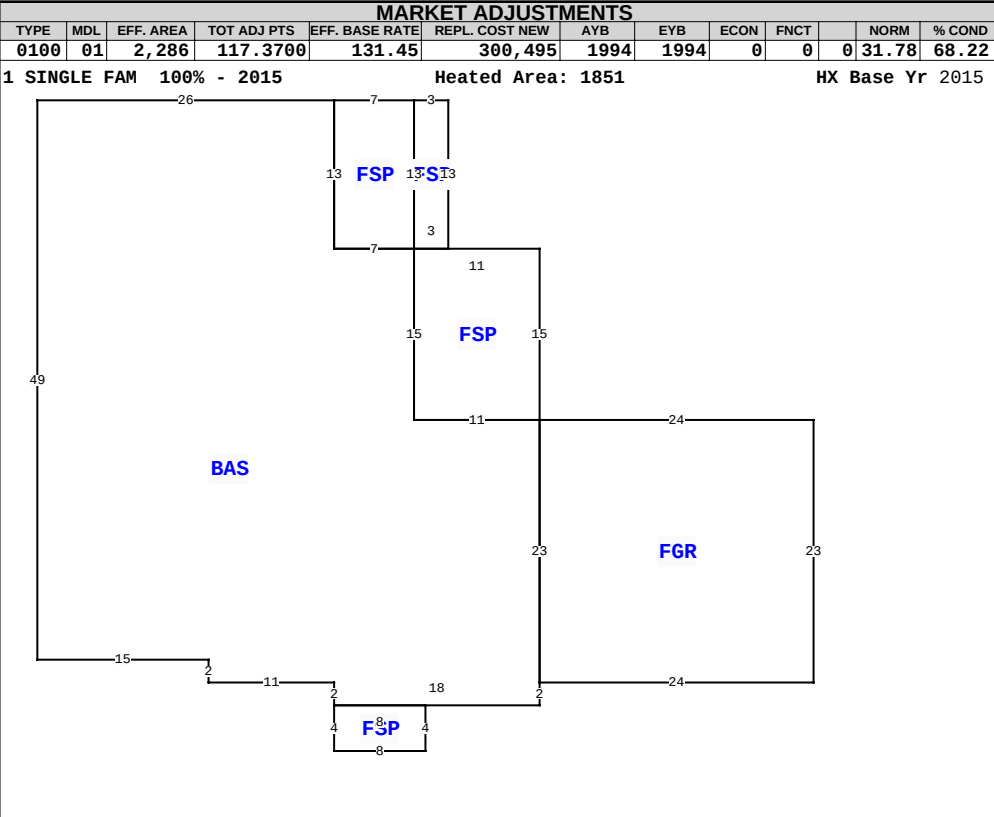
NEIGHBORHOOD/LOC	11416.030	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,851	100		1,851	165,989
FGR	552	55		304	27,261
FSP	32	40		13	1,166
FSP	39	40		16	1,435
FSP	91	40		36	3,228
FSP	165	40		66	5,919

TOTALS	2,730			2,286	204,998
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0	100	0	0		1,779.00	UT 1.50
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00
3	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00
4	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00

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



181 SW COUTESY WAY, 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			1.50	100	0	0	3	100	2,669	
2	0296	SHED METAL	0	100	0	0			0.00	100	2009	2009	3	100	100	
3	0120	CLFENCE 4	0	100	0	0			0.00	100	2009	2009	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0			0.00	100	2019	2019	3	100	1,000	

TOTAL OB/XF										4,969						
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
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		204,998	
TOTAL MARKET OB/XF VALUE		4,969	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		244,967	
SOH/AGL Deduction		89,299	
ASSESSED VALUE		155,668	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		104,946	
TOTAL JUST VALUE		244,967	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		248,062	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8722	SFR	51,000	08/11/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1282/0226	9/24/2014	WD	Q	I	01	120,000	
GRANTOR: JAMES GILBERT MCDONAL							
GRANTEE: THOMAS C KENNEDY JR							
1198/1070	7/26/2010	QC	U	I	11	100	
GRANTOR: JAMES GIL & FRANCES M							
GRANTEE: JAMES GILBERT MCDON							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W26 S49 E15 S2 E11 S2 FSP= S4 E8 N4 W8\$ E18 N2 FGR= E24 N23 W24 S23\$ N23 FSP= N15 W11 S15 E11\$ W11 N15 FSP= E3 N13 W3 S13\$ FSP= N13 W7 S13 E7\$ W7 N13\$.									