

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
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 Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,386	100	
FGR	440	55	
FOP	102	30	
TOTALS	1,928		
TOTALS			1,659 152,353

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1												SINGLE FAM - 100% - 2010													
Heated Area: 1386																									
HX Base Yr 2010																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>03/16/2022</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				03/16/2022		
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			03/16/2022																						

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		152,353				
TOTAL MARKET OB/XF VALUE		3,844				
TOTAL LAND VALUE - MARKET		15,000				
TOTAL MARKET VALUE		171,197				
SOH/AGL Deduction		60,231				
ASSESSED VALUE		110,966				
TOTAL EXEMPTION VALUE		50,722		HX HB		
BASE TAXABLE VALUE		60,244				
TOTAL JUST VALUE		171,197				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		169,145				
SALE:2:1: CONSTRUCTION CO TO REAL ESTATE MAGNATE						
SALE:1:1: LOT 38 PRICE CREEK LANDING						
PERMIT NUM						
DESCRIPTION						
AMT						
ISSUED						
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1176/2410	7/10/2009	PR U	I	19		100,000
GRANTOR: NATHAN D GOTTSCHALK (						
GRANTEE: RYAN REHBERG						
1176/2408	7/10/2009	QC U	I	11		100
GRANTOR: WENDY GOTTSCHALK						
GRANTEE: ESTATE OF WILLIAM A						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W42 S33 E5 FOP= S6 E17N6 W17S E37 N4 FGR= E20 N22 W20 S22S N29S.						

EXTRA FEATURES														259 SE ROMEO LN, LAKE CITY	
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	12 80	960.00	UT	1.40	1.40	100	0	0	3	100	1,344	
2	0080	DECKING	0 100	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0120	CLFENCE 4	0 100	0 0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0210	GARAGE U	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
5	0060	CARPORT F	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
TOTAL OB/XF 3,844															

LAND DESCRIPTION														TOTAL OB/XF											
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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000								