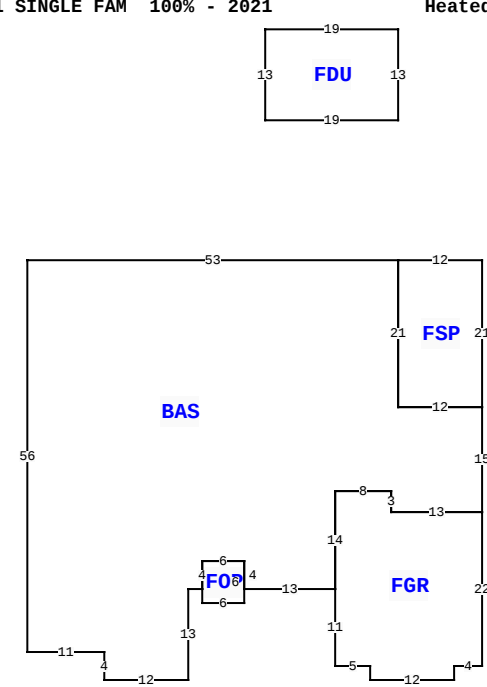




BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	19	COMMON BRK 80	0100	01	3,319	123.2385	138.03	458,122	2000	2000	0	0	0	26.25	73.75	VALUATION BY					STANDARD														
Exterior Wall	05	AVERAGE 20	1 SINGLE FAM 100% - 2021												Heated Area: 2779					HX Base Yr 2021					Tax Group: 3					Tax Dist:					
Roof Structur	08	IRREGULAR 100													BUILDING MARKET VALUE					337,865															
Roof Cover	14	PREFIN MT 100													TOTAL MARKET OB/XF VALUE					5,574															
Interior Wall	05	DRYWALL 100													TOTAL LAND VALUE - MARKET					70,000															
Interior Floo	14	CARPET 80													TOTAL MARKET VALUE					413,439															
Interior Floo	15	HARDTILE 20													SOH/AGL Deduction					86,626															
Air Condition	03	CENTRAL 100													ASSESSED VALUE					326,813															
Heating Type	04	AIR DUCTED 100													TOTAL EXEMPTION VALUE					HX HB 13 326,813															
Bedrooms	3	100													BASE TAXABLE VALUE					0															
Bathrooms	2	100													TOTAL JUST VALUE					413,439															
Frame	02	WOOD FRAME 100													NCON VALUE					0															
Stories	1.	1. 100													INCOME VALUE																				
Architectual	05	CONV 100													PREVIOUS YEAR MKT VALUE					418,249															
Units	0	100																																	
Condition Adj	03	03 100																																	
Kitchen Adjus	01	01 100																																	
Quality	06	06																																	
DOR CODE	0100	SINGLE FAMILY																																	
MAP NUM		MKT AREA																								06									
NEIGHBORHOOD/LOC	15416.030	1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,779	100		2,779	282,894																														
FDU	247	60		148	15,066																														
FGR	510	55		280	28,503																														
FOP	36	30		11	1,120																														
FSP	252	40		101	10,281																														
TOTALS	3,824			3,319	337,865																														
EXTRA FEATURES						154 SW LOBLOLLY PL, 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	2,916.00	UT	1.50	1.50	100	2000	2000	3	100	4,374																			
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200																			