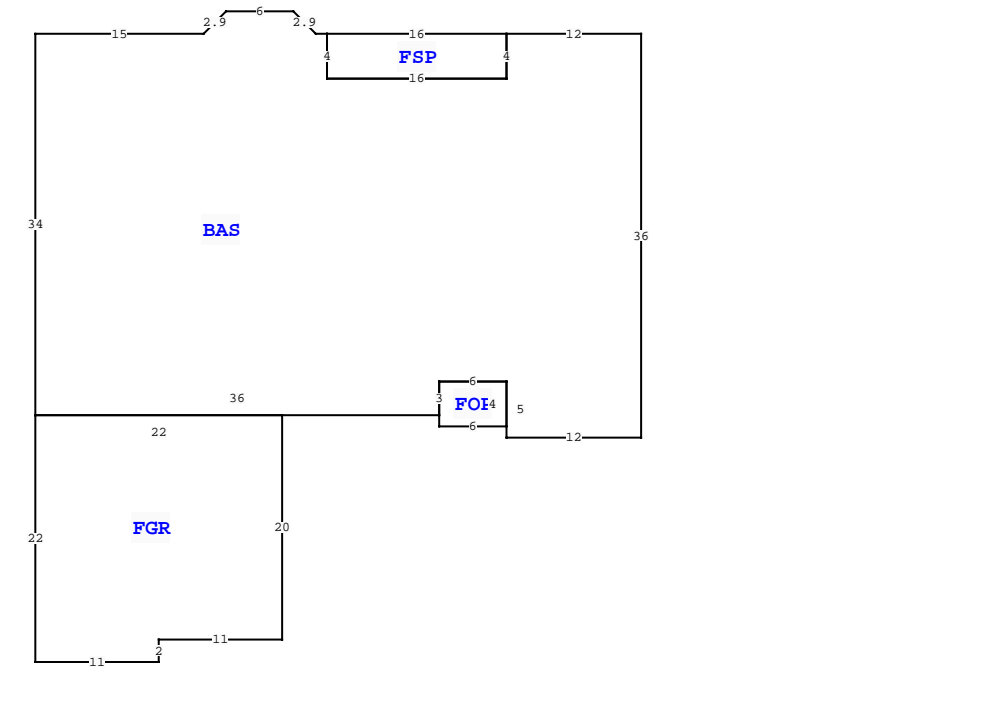


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	07	07

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,081	120.6777	135.16	281,268	2003	2003	10	0	28.35	61.65

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		173,402	
TOTAL MARKET OB/XF VALUE		27,070	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		235,472	
SOH/AGL Deduction		81,715	
ASSESSED VALUE		153,757	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		103,035	
TOTAL JUST VALUE		235,472	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		224,376	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100		1,794	149,487
FGR	462	55		254	21,165
FOP	24	30		7	583
FSP	64	40		26	2,166
TOTALS	2,344			2,081	173,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048497	Roof Replacement	25,200	10/25/2023
24357	POOL ENCL	25	04/06/2006
24055	POOL	140	01/20/2006
20578	SFR	308	04/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0991/1940	8/11/2003	WD Q	Q	I		150,000

GRANTOR: AARON SIMQUE HOMES IN
GRANTEE: BERNICE BROWN

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	UT	2.00	2.00	100	2003	2003	3	100	3,432	
2	0281	POOL R/FIB	0	100	0	0	UT	65.00	65.00	100	2006	2006	3	54	16,006	
3	0282	POOL ENCL	0	100	0	30	UT	15.00	15.00	100	2006	2006	3	40	7,632	

EXTRA FEATURES		TOTAL OB/XF		27,070	
163 SW GROVELAND CT, LAKE CITY					
BLD DATE		LGL DATE		04/03/2025	MLU
XF DATE		LAND DATE			
INC DATE		AG DATE			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 FSP= W16 S4 E16 N4\$ S4 W16 N4 W1 L2 U2 W6 D2 L2 W15 S34 FGR= S22 E11 N2 E11 N20 W22\$ E36 FOP= S1 E6 N4 W6 S3 \$ N3 E6 S5 E12 N36 \$.	

LAND DESCRIPTION		TOTAL OB/XF 27,070																						
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							