



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	07	CORK/VTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	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	01
NEIGHBORHOOD/LOC	20416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	189	100	
BAS	272	100	
BAS	1,251	100	
FOP	64	30	
FST	72	55	
UOP	135	20	
TOTALS	1,983		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,798	106.7220	119.53	214,915	1976	1976	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1712 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			139,695
TOTAL MARKET OB/XF VALUE			9,306
TOTAL LAND VALUE - MARKET			23,400
TOTAL MARKET VALUE			172,401
SOH/AGL Deduction			87,511
ASSESSED VALUE			84,890
TOTAL EXEMPTION VALUE	HX HB SX		84,890
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			172,401
NCON VALUE			3,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			155,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/1755	6/16/2025	PB	U	I	18	0

GRANTOR: CLERK OF COURT (EAKER)
GRANTEE: EAKER ERIC TODD

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	0.00
2	0262	PRCH,FOP	9.00
3	0169	FENCE/WOOD	500.00
4	0169	FENCE/WOOD	0.00
5	0070	CARPORT UF	0.00
6	0296	SHED METAL	3,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/08/2025		MLU

135 SW PRESTIGE WAY, LAKE CITY

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W21 BAS= N16 W17 S16E17\$ W16 FST= W12 BAS= W7 UOP= W5 S27 E5 N27\$ S27 E7 N27\$ S6 E12 N6\$ S6 W12 S21 E12 FOP= S4 E16 N4 W16\$ E37 N27\$.

LAND DESCRIPTION		TOTAL OB/XF												9,306										
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	1105.00	150.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							