

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 90

Exterior Wall31VINYL SID 10

Roof Structure03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo13LAM/VNLPLK 90

Interior Floo15HARDTILE 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories01NONE 100

Architectual Units1. 1. 100

Condition Adj05CONV 100

Kitchen Adjus0303 100

Quality0101 100

DOR CODE0505

MAP NUM0100SINGLE FAMILY

NEIGHBORHOOD/LOC20416.0101.00/

TOTALS1,3181,318172,254

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,318123.0000137.76181,568197620200005.1394.87

1 SINGLE FAM 100% - 2024Heated Area: 1318HX Base Yr 2024

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/08/2025MLU

COLUMBIA COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE172,254

TOTAL MARKET OB/XF VALUE8,680

TOTAL LAND VALUE - MARKET26,000

TOTAL MARKET VALUE206,934

SOH/AGL Deduction1,683

ASSESSED VALUE205,251

TOTAL EXEMPTION VALUEHX HB SX100,722

BASE TAXABLE VALUE104,529

TOTAL JUST VALUE206,934

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE208,804

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSN CD SALE PRICE

1479/82611/14/2022WDQI01220,100

GRANTOR: CLAY DARREL E

GRANTEE: ROCHE JAMES FRANCIS

1443/14326/25/2021WDQI0185,000

GRANTOR: MOORE CONNIE KIM

GRANTEE: CLAY DARREL E

BUILDING NOTES

BAS= W49 S26 E38 BAS= S4 E11 N4 W11\$ E11 N26\$.

BUILDING DIMENSIONS

Basement Dimensions: 49' x 26'

Main Level Dimensions: 38' x 11'

Garage Dimensions: 11' x 4'

EXTRA FEATURES

150 SW FABIAN WAY, LAKE CITY

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/08/2025MLU

LAND DESCRIPTION

TOTAL OB/XF8,680

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% COND TOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUETH OTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECLFRZ YR CONSRV

10100CSFR100RSF-11105.00150.001.00LT1.001.001.0026,000.0026,000.0026,000

REVIEW DATE04/15/2025BYKS

Total Acres: 0.36Total Land Value: 26,000Market: 0Agricultural: 0Common: 26,000

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