

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 21416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100		1,828	224,936
FGR	526	55		289	35,562
FOP	78	30		23	2,830
FOP	153	30		46	5,660

TOTALS 2,585 2,186 268,988

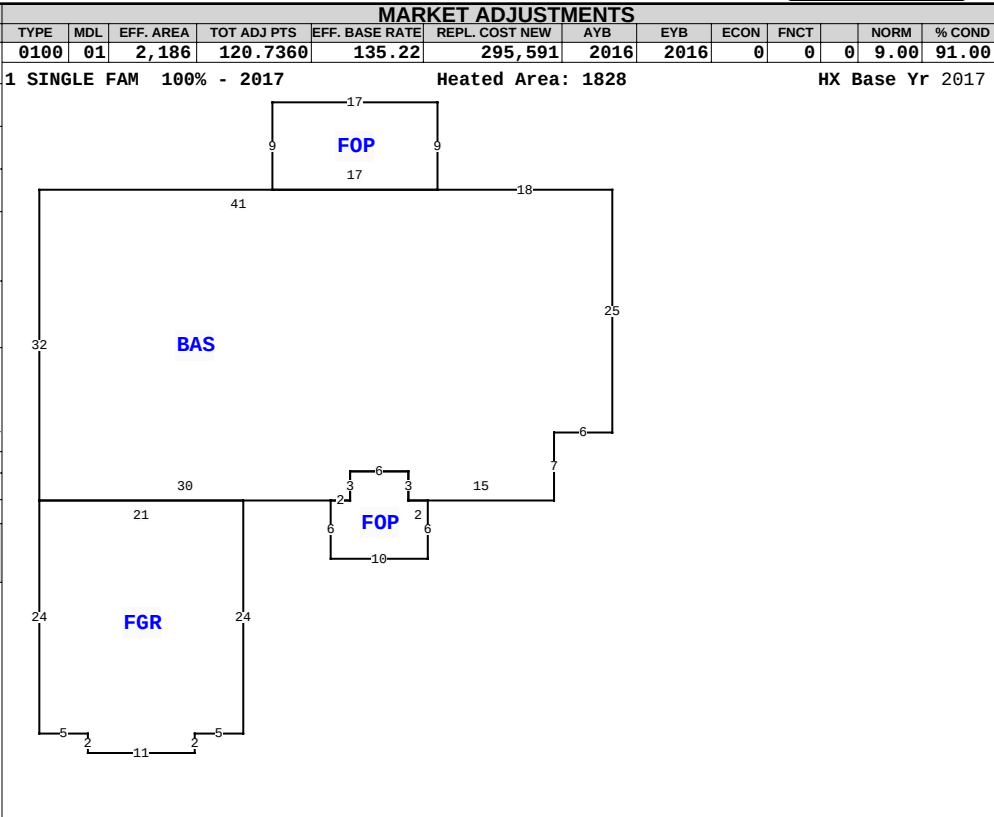
EXTRA FEATURES

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	1,888.00	UT	2.00	2.00	100	2016	2016	3	100	3,776	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS



249 SW GRANITE CT, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 3,776

LAND DESCRIPTION	CLAS	USE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1 0100	C	SFR	35,000.00	35,000.00							

Total Acres: 0.82 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,186	120.7360	135.22	295,591	2016	2016	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 1828 HX Base Yr 2017

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VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	268,988
TOTAL MARKET OB/XF VALUE	3,776
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	307,764
SOH/AGL Deduction	151,096
ASSESSED VALUE	156,668
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	105,946
TOTAL JUST VALUE	307,764
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33953	SFR	755	04/12/2016

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/1988	3/17/2022	QC	U	I	11	100

SALES DATA

GRANTOR: SCHILLING GREGORY L	GRANTEE: SCHILLING TARA J
1327/1133	12/09/2016 WD Q I 01 200,000
GRANTOR: BRADLEY FRANKS CONSTR	GRANTEE: GREGORY L & TARA J

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W18 FOP= N9 W17 S9 E17\$ W41 S32 FGR= S24 E5 S2 E11 N2 E5 N24 W21\$ E30 FOP= S6 E10 N6 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E15 N7 E6 N25\$.

LAND DESCRIPTION	CLAS	USE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1 0100	C	SFR	35,000.00	35,000.00							

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