



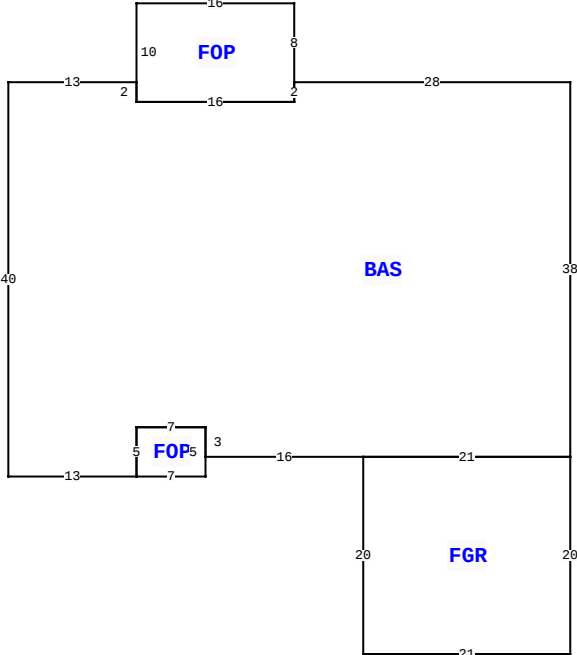
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	23416.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100		2,139	224,388
FGR	420	55		231	24,233
FOP	35	30		10	1,049
FOP	160	30		48	5,035
TOTALS	2,754			2,428	254,704

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		978.00 UT 3.00	3.00
2	0169	FENCE/WOOD	0	100	0	0		1.00 UT 0.00	0.00
3	0296	SHED METAL	0	100	0	0		1.00 UT 0.00	0.00
4	0070	CARPORT UF	0	100	0	0		1.00 UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,428	115.6320	129.51	314,450	2006	2006	0	0	0	19.00	81.00
1 SINGLE FAM 100% - 2017 Heated Area: 2139 HX Base Yr 2017												
												
146 SW GUINEVERE WAY, LAKE CITY												

146 SW GUINEVERE WAY, LAKE CITY				XF DATE						LAND DATE		04/03/2025	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
978.00	UT	3.00	3.00	100	2006	2006	3	100	2,934				
1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600				
1.00	UT	0.00	0.00	100	2019	2019	3	100	400				
1.00	UT	0.00	0.00	100	2019	2019	3	100	700				

TOTAL OB/XF												
5,634												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		254,704	
TOTAL MARKET OB/XF VALUE		5,634	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		295,338	
SOH/AGL Deduction		107,675	
ASSESSED VALUE		187,663	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		136,941	
TOTAL JUST VALUE		295,338	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,483	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24345	SFR	617	04/05/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/0166	4/21/2016	WD	Q	I	01	174,000
GRANTOR: ARON & EMILY CHORLEY						
GRANTEE: ALEXIS A AVILA & DO						
1188/0018	1/22/2010	WD	U	I	12	162,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ARON & EMILY CHORLE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W28 FOP= N8 W16 S10 E16 N2\$ S2 W16 N2 W13 S40 E13 FOP= E7 N5 W7 S5\$ N5 E7 S3 E16 FGR= S20 E21 N20 W21\$ E21 N38\$.									