

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	19	COMMON BRK 50
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		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 27316.080 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	35,201
BAS	1,511	100		1,511	132,973
BAS	1,867	100		1,867	164,302
FOP	24	30		7	616
FOP	60	30		18	1,584
FSP	72	40		29	2,552
FST	140	55		77	6,776
USP	340	35		119	10,472

TOTALS 4,414 4,028 354,478

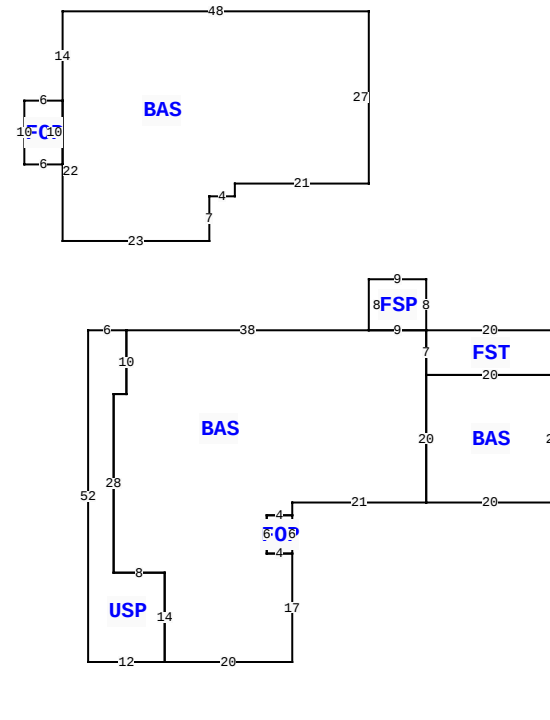
EXTRA FEATURES

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,750	
2	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	1985	1985	3	100	2,400	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
4	0220	JACUZZI	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
5	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1993	1993	3	40	6,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.25	30,000.00	7,500.00	7,500							

REVIEW DATE 03/29/2023 BY KS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	4,028	120.8858	135.39	545,351	1985	1985	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 3778 HX Base Yr													
													

162 NW BIRDIE PL, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										354,478	
TOTAL MARKET OB/XF VALUE										26,486	
TOTAL LAND VALUE - MARKET										37,500	
TOTAL MARKET VALUE										418,464	
SOH/AGL Deduction										201,636	
ASSESSED VALUE										216,828	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										166,106	
TOTAL JUST VALUE										418,464	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										418,464	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054185	Generator		10/03/2025
30404	0014	0	08/22/2012

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1199/0217	7/16/2010	WD U	V	V	11	100			

GRANTOR: MAHENDRA G & SHAKU M
GRANTEE: MAHENDRA G & SHAKU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 USP= W6 S52 E12 N14W8 N28 E2 N10\$ S10 W2 S28 E8 S14 E20 N17 FOP= N6 W4 S6 E4\$W4 N6 E4 N2 E21 BAS= E20 N20 W20 S20\$ N20 FST= E20 N7 W20 S7\$ N7 FSP= N8 W9 S8 E9\$ W9 PTR= N50 BAS= W48 S14 FOP= W6 S10 E6 N10\$ S22 E23 N7 E4 N2 E21 N27\$ S50\$.