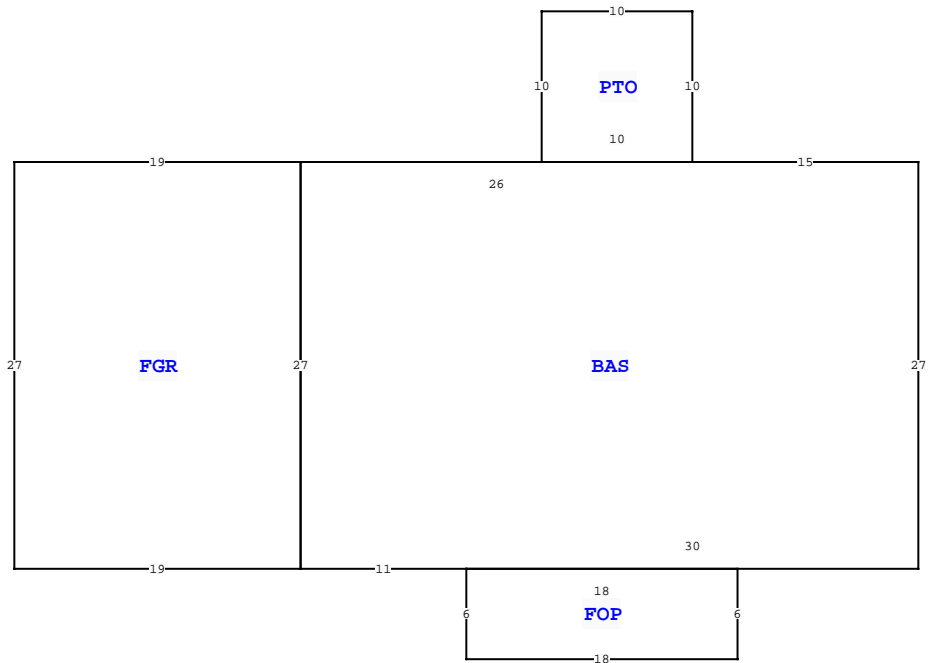




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	27416.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,107	100
FGR	513	55
FOP	108	30
PTO	100	5
TOTALS	1,828	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100% - 2022			206,028	1991	1995	0	0	29.00	71.00	
Heated Area: 1107 HX Base Yr 2022												



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,280
TOTAL MARKET OB/XF VALUE		2,469
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		176,749
SOH/AGL Deduction		68,501
ASSESSED VALUE		108,248
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,526
TOTAL JUST VALUE		176,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/1412	3/01/2021	WD	Q	I	01	166,000
GRANTOR: LOVE ALEXANDRA N						
GRANTEE: FEDERMAYER FRANK T						
1295/0434	5/22/2015	WD	Q	I	01	86,500
GRANTOR: GEORGE & BRANDI VITTU						
GRANTEE: ALEXANDRA N LOVE						

EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
122 SW BRANDY WAY, LAKE CITY				04/08/2025		MLU

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	52	10	520.00	UT	1.50	1.50	100	0	0	3	100	780	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0166	CONC, PAVMT	0	100	3	30	90.00	UT	2.00	2.00	80	1993	1993	3	80	144	
5	0169	FENCE/WOOD	0	100	0	0	30.00	UT	7.50	7.50	20	1993	1993	3	20	45	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
TOTALS																	

LAND DESCRIPTION										TOTAL OB/XF														
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/MLU	48.00	151.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							