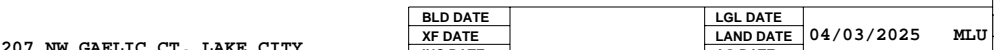


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,992	118.5534	132.78	264,498	2002	2002	0	0	23.65	76.35
1 SINGLE FAM - 0% - 2025 Heated Area: 1658 HX Base Yr											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100		1,658	168,084
FGR	506	55		278	28,183
FOP	65	30		20	2,028
FOP	120	30		36	3,650
TOTALS	2,349			1,992	201,944

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY STANDARD			
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		201,944	
TOTAL MARKET OB/XF VALUE		7,332	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		244,276	
SOH/AGL Deduction		0	
ASSESSED VALUE		244,276	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		244,276	
TOTAL JUST VALUE		244,276	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		229,306	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041573	Roof Replacement	13,053	03/22/2021
18774	SFR	298	09/28/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/1974	4/10/2025	WD Q	Q	I	01	318,000
GRANTOR: CHILDERS JAMES R						
GRANTEE: ALTMAN CALEB						
1375/1394	1/02/2019	LE U	U	I	14	100
GRANTOR: DAVID P CHILDERS (LIF						
GRANTEE: JAMES R CHILDERS (R						

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	0	0	2,238.00	UT	2.00	2.00	100	2002	2002	3	100	4,476	
2	0258	PATIO	0	0	12	144.00	UT	3.50	3.50	100	2007	2007	3	100	504	
3	0294	SHED WOOD/	0	0	12	168.00	UT	14.00	14.00	100	2007	2007	3	100	2,352	

TOTAL OB/XF												7,332					
207 NW GAELIC CT, LAKE CITY																	
BLD DATE: 04/03/2025 MLU																	
LGL DATE: 04/03/2025																	
XF DATE: 04/03/2025																	
INC DATE: 04/03/2025																	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W16 L4 D4 S8 W3 FOP= W20 D3 R4 S6 E12 N6 R4 U3 \$ D3 L4 S6 W12 N6 L4 U3 W12 S35 E13 N2 E3 FOP= E13 N5 W13 S5\$ N5 E13 S5 E3 FGR= S12 E23 N22 W23 S10\$ N10 E23 N35\$.											

LAND DESCRIPTION												TOTAL OB/XF						7,332						
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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							