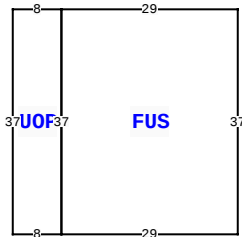


CHANCY JOSEPH H/CHANCY LORETTA W
207 SW LORY GLN
LAKE CITY, FL 32024

28-4S-16-03231-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION							TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
Exterior Wall		19	COMMON BRK 90							0100	01	3,523	119.1015	133.39	469,933	1986	1986	0	0	0	35.00	65.00	VALUATION BY STANDARD									
Exterior Wall		31	VINYL SID 10							1 SINGLE FAM 100% - 0 Heated Area: 3383 HX Base Yr														Tax Group: 3 Tax Dist:								
Roof Structur		03	GABLE/HIP 100																					BUILDING MARKET VALUE 305,456								
Roof Cover		03	COMP SHNGL 100																					TOTAL MARKET OB/XF VALUE 32,340								
Interior Wall		05	DRYWALL 100																					TOTAL LAND VALUE - MARKET 120,000								
Interior Floo		15	HARDTILE 80																					TOTAL MARKET VALUE 352,026								
Interior Floo		14	CARPET 20																					SOH/AGL Deduction 132,730								
Air Condition		03	CENTRAL 100							ASSESSED VALUE 219,296														TOTAL EXEMPTION VALUE HX HB 50,722								
Heating Type		04	AIR DUCTED 100							BASE TAXABLE VALUE 168,574														TOTAL JUST VALUE 457,796								
Bedrooms			3 100																					NCON VALUE 0								
Bathrooms			3 100																					INCOME VALUE								
Frame Stories Architectual Units Condition Adj Kitchen Adjus		01 1.5 05 0 03 01	NONE 100 1.5 100 CONV 100 0 100 03 100 01 100							PREVIOUS YEAR MKT VALUE 457,796																						
Quality		05	05							SALE:2:1: 15 ACRES PLUS IMP																						
DOR CODE		5000 IMPROVED AG																														
MAP NUM		MKT AREA										01																				
NEIGHBORHOOD/LOC		28416.00 1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT AREA	SUBAREA MARKET VALUE																											
BAS	8	100		8	694																											
BAS	8	100		8	694																											
BAS	16	100		16	1,387																											
BAS	16	100		16	1,387																											
BAS	20	100		20	1,734																											
BAS	78	100		78	6,763																											
BAS	440	100		440	38,150																											
BAS	1,724	100		1,724	149,477																											
FOP	36	30		11	954																											
FUS	1,073	100		1,073	93,033																											
TOTALS		4,271			3,523	305,456																										
EXTRA FEATURES					206 SW LORY GLN, LAKE CITY										BLD DATE				LGL DATE		04/08/2025		MLU									
															XF DATE				LAND DATE													
															INC DATE				AG DATE													
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	100	0	0	3	100	1,200																		
2	0166	CONC,PAVMT	0	100	30 18	540.00	UT	3.00	100	2006	2006	3	100	1,620																		
3	0031	BARN,MT AE	0	100	30 72	2,160.00	UT	12.00	100	2006	2006	3	100	25,920																		
4	0070	CARPORT UF	0	100	0 0	1.00	UT	0.00	100	2014	2014	3	100	600																		
5	9947	Septic	0	100	0 0	1.00	UT	3,000.00	100			3	100	3,000																		
LAND DESCRIPTION TOTAL OB/XF 32,340																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DP TH 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000															
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	445.00	445.00	6,230															
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	112,000															
REVIEW DATE 07/17/2019 BY BC Total Acres: 15.00 Total Land Value: 14,230 Market: 112,000 Agricultural: 6,230 Common: 8,000 PRINTED 11/17/2025 BY SYS																																