



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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 06

NEIGHBORHOOD/LOC 34317.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,201	100		1,201	135,246
FCP	400	25		100	11,261
FOP	72	30		22	2,477
FSP	132	40		53	5,968

TOTALS 1,805 1,376 154,953

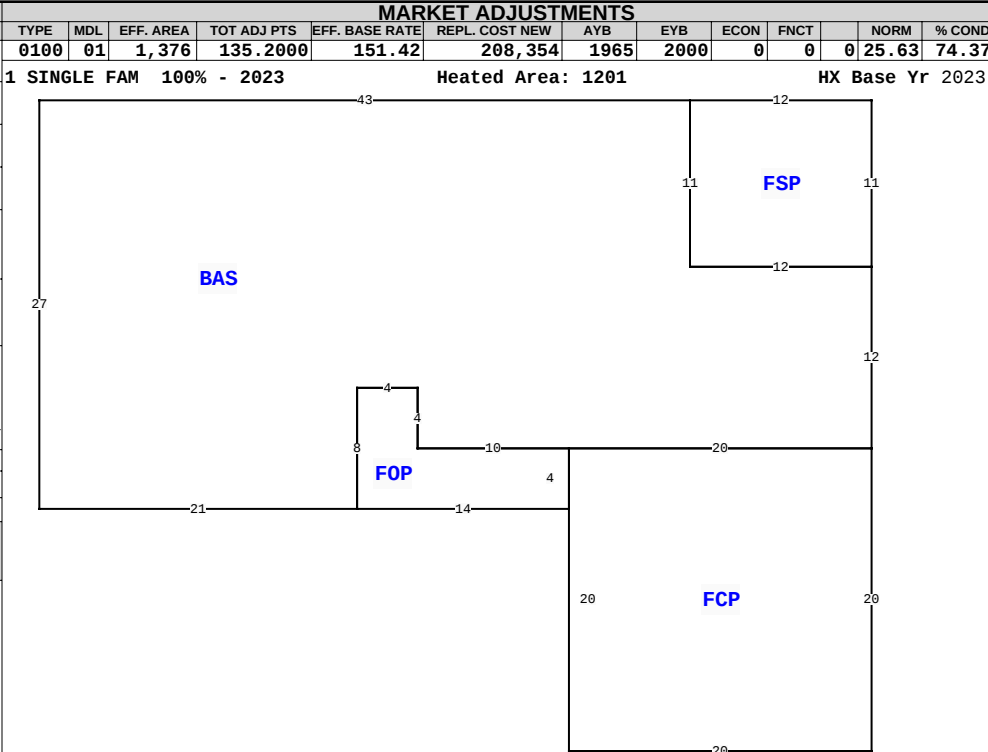
EXTRA FEATURES

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	0	0	3	100	1,500	
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

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		RSF-2	93.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/17/2023 BY ME



433 SE DEFENDER DR, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,376	135.2000	151.42	208,354	1965	2000	0	0	0 25.63	74.37

1 SINGLE FAM 100% - 2023 Heated Area: 1201 HX Base Yr 2023

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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		154,953
TOTAL MARKET OB/XF VALUE		2,700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		176,153
SOH/AGL Deduction		2,011
ASSESSED VALUE		174,142
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,420
TOTAL JUST VALUE		176,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30900	MAINT/ALTR	0	04/04/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/2142	12/08/2022	WD	Q	I	01	189,000

GRANTOR: SKINNER DONNA MARIE
GRANTEE: DOUYLLIEZ
0792/1594 7/01/1994 WD Q I 41,000
GRANTOR: BILLIE ANN POPE
GRANTEE: DONNA MARIE SKINNER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S27 E21 FOP= E14 N4W10N4 W4 S8\$ N8 E4 S4 E10 FCP= S20 E20 N20 W20\$ E20 N12 FSP= N11 W12 S11 E12\$ W12N11\$.