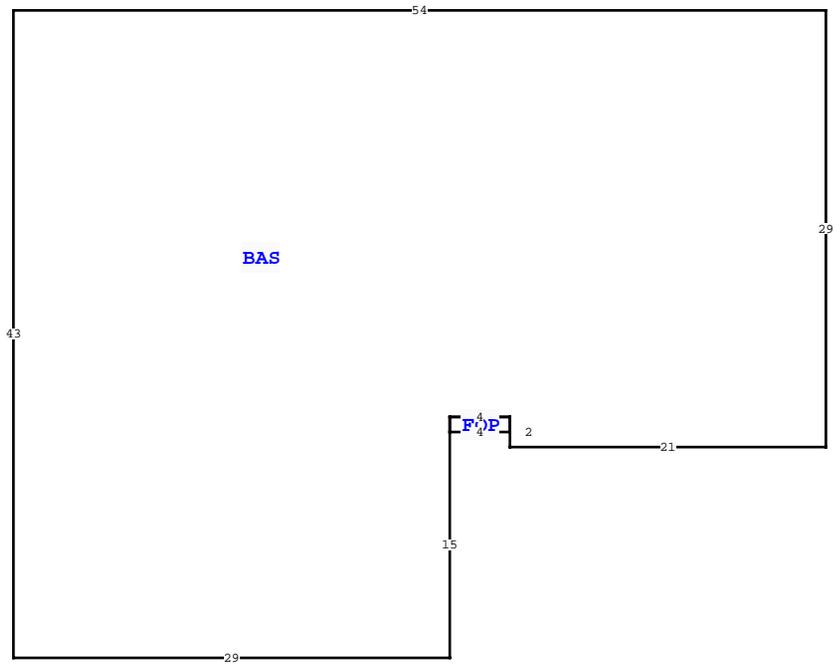


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
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 06			
NEIGHBORHOOD/LOC	5417.0600	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100		1,964	167,133
FOP	4	30		1	85
TOTALS	1,968			1,965	167,218

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%	2025		257,258	1960	1990	0	0	35.00	65.00	
				Heated Area: 1964				HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		167,218
TOTAL MARKET OB/XF VALUE		4,948
TOTAL LAND VALUE - MARKET		14,400
TOTAL MARKET VALUE		186,566
SOH/AGL Deduction		0
ASSESSED VALUE		186,566
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		135,155
TOTAL JUST VALUE		186,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/488	11/21/2022	WD	Q	I	01	180,000
GRANTOR: LANG ANDREW						
GRANTEE: LAPOINTE JAMES T						
1415/1188	7/10/2020	WD	U	I	12	85,300
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: ANDREW LANG						

EXTRA FEATURES		263 SE PINE DR, LAKE CITY														
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		2.10	2.10	100	1993	1993	3	100	2,348	
2	0180	FPLC 1STRY	0	100	0	0		2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0		0.00	0.00	100	0	0	3	100	200	
4	0120	CLFENCE 4	0	100	0	0		0.00	0.00	100	1996	1996	3	100	300	
5	0296	SHED METAL	0	100	0	0		0.00	0.00	100	2012	2012	3	100	100	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W54 S43 E29 N15 FOP= E4N1 W4 S1\$ N1 E4 S2 E21 N29\$.	

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	220.00	120.00	14,400.00	SF		1.00	1.00	1.00	1.00	1.00	14,400									