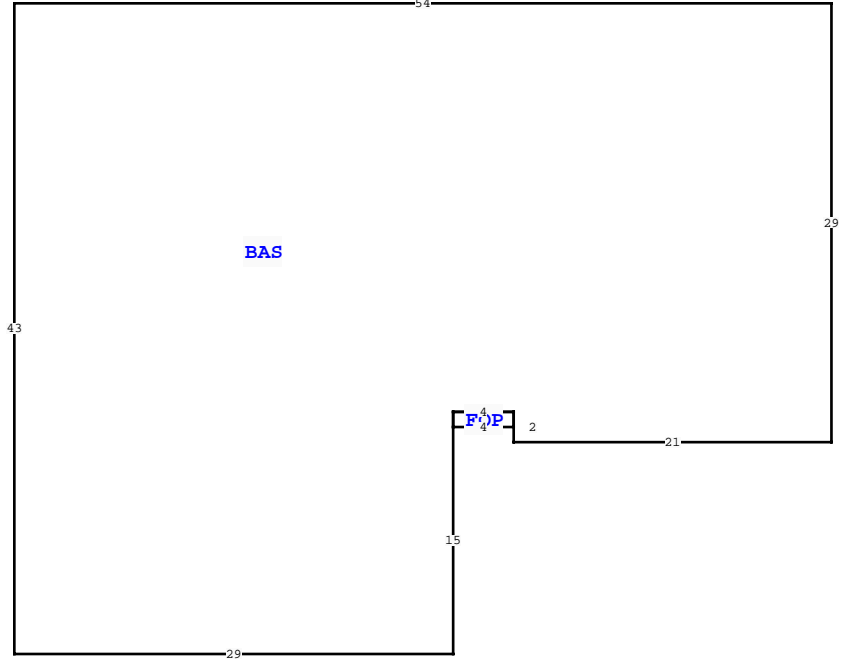


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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
BAS	1,964	100
FOP	4	30
TOTALS	1,968	1,965 164,280

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		252,738	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		164,280
TOTAL MARKET OB/XF VALUE		4,948
TOTAL LAND VALUE - MARKET		21,600
TOTAL MARKET VALUE		190,828
SOH/AGL Deduction		0
ASSESSED VALUE		190,828
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,417
TOTAL JUST VALUE		190,828
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																
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	0	2.10	2.10	100	1993	1993	3	100	2,348	
2	0180	FPLC 1STRY	0	100	0	0	0	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	0	0.00	0.00	100	0	0	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	0	0.00	0.00	100	1996	1996	3	100	300	
5	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2012	2012	3	100	100	
TOTALS													1,968	1,965	164,280	

263 SE PINE DR, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/19/2026 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	1.50	1.50	21,600								