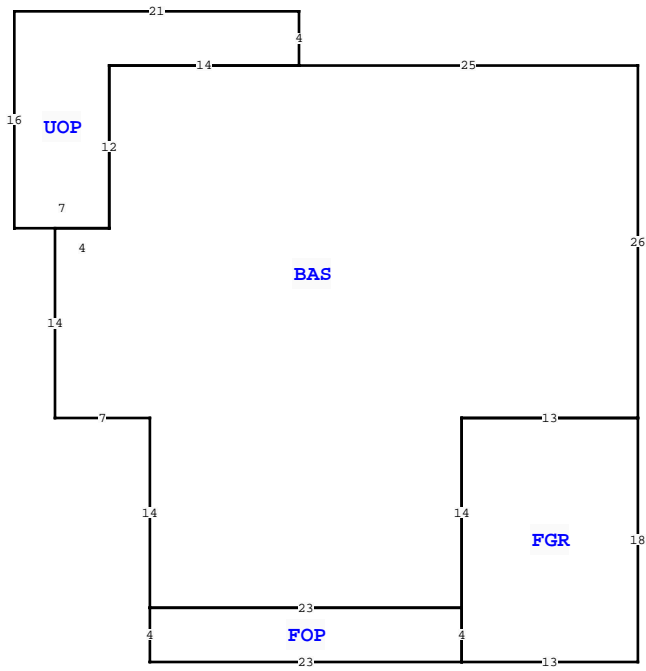


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,392	100	
FGR	234	55	
FOP	92	30	
UOP	168	20	
TOTALS	1,886		
			1,583
			170,300

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,583	131.5800	147.37	233,287	1998	1998		0	0	27.00	73.00	
1 SINGLE FAM 0% - 2025 Heated Area: 1392 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 1				Tax Dist:		
BUILDING MARKET VALUE				170,300		
TOTAL MARKET OB/XF VALUE				1,448		
TOTAL LAND VALUE - MARKET				32,550		
TOTAL MARKET VALUE				204,298		
SOH/AGL Deduction				0		
ASSESSED VALUE				204,298		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				204,298		
TOTAL JUST VALUE				204,298		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				195,780		
SALE:1:1: GRANDMOTHER TO GRANDSON						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
1188	SFR	306	03/17/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1799	1/19/2024	WD	Q	I	01	220,000
GRANTOR: JAEGER DAVID ALLEN						
GRANTEE: LEFRANCOIS CARLA						
1418/1595	8/31/2020	WD	Q	I	01	146,500
GRANTOR: ADAM HOUSTON TRUSTEE						
GRANTEE: DAVID ALLEN JAEGER						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W25 W14 S12 W4 S14 E7 S14 E23 N14 E13 N26 \$						
FGR=[ORIG=-13,40] S4 E13 N18 W13 S14 \$						
UOP=[ORIG=-25,0] N4 W21 S16 E7 N12 E14 \$						
FOP=[ORIG=-36,40] S4 E23 N4 W23 \$						

EXTRA FEATURES														817 SE TEAKWOOD TER, 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	0	12	36	UT	1.50	1.50	100	1998	1998	3	100	648	
2	0120	CLFENCE	4	0	0	0	UT	0.00	0.00	100	2024	2023		100	800	
TOTAL OB/XF 1,448																

LAND DESCRIPTION														TOTAL OB/XF 1,448											
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	31,000.00	SF		1.00	1.00	0.70	1.50	1.05	32,550								