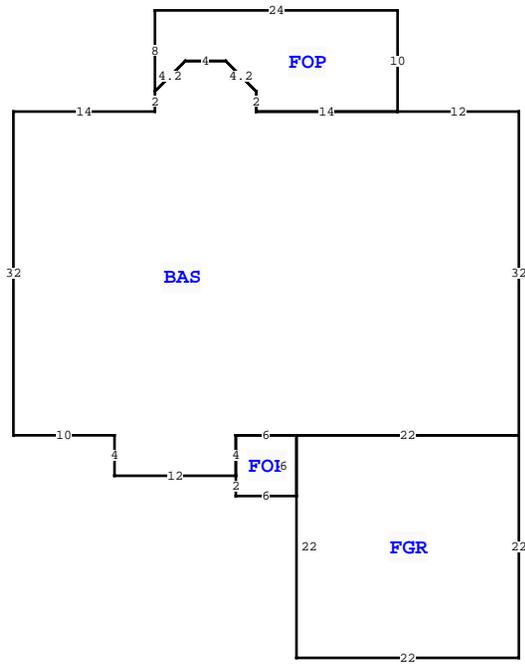


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	5417.0600 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,026	126.3240	141.48	286,638	2005	2005	0	0	27.00	73.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1689 HX Base Yr 2022													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,689	100		1,689	174,441
FGR	484	55		266	27,473
FOP	36	30		11	1,136
FOP	199	30		60	6,197
TOTALS	2,408			2,026	209,246

636 SE SUNFLOWER PL, LAKE CITY

BLD DATE		LGL DATE	05/19/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	1,254.00	UT	2.50	2.50	100	2005	2005	3	100	3,135	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			209,246
TOTAL MARKET OB/XF VALUE			3,435
TOTAL LAND VALUE - MARKET			14,103
TOTAL MARKET VALUE			226,784
SOH/AGL Deduction			64,228
ASSESSED VALUE			162,556
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			111,145
TOTAL JUST VALUE			226,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3039	SFR	468	09/13/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1439/2116	6/10/2021	WD Q	Q	I	01	192,000
GRANTOR: KARLTON MATTHEW B						
GRANTEE: DEKLE WILLIAM						
1006/1308	2/02/2004	WD Q	Q	V	06	100
GRANTOR: NANCY C KARLTON						
GRANTEE: MATTHEW B KARLTON						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W12 FOP= N10 W24 S8 R3 U3 E4 D3 R3 S2 E14\$ W14 N2 L3 U3 W4 D3 L3 S2 W14 S32 E10 S4 E12 FOP= S2 E6 N6 W6 S4\$ N4 E6 FGR= S22 E22 N22 W22\$ E22 N32\$.													

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	DPHT 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	90.00	103.00	9,402.00	SF		1.00	1.00	1.00	1.50	1.50	14,103							