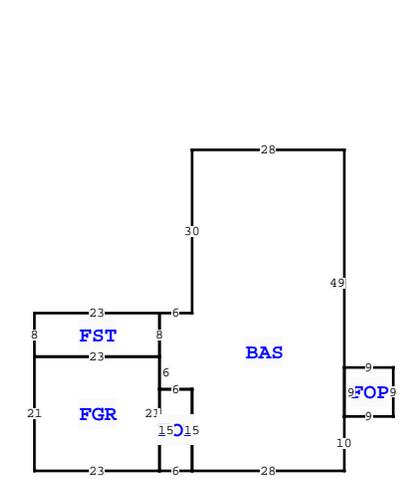
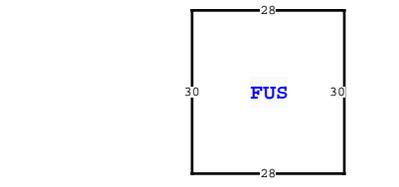


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 60
Exterior Wall	31 VINYL SID 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1.5 1.5 100
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

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%	- 2024								
Heated Area: 2576						HX Base Yr 2024					



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	6417.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	145,067
FGR	483	55		266	22,228
FOP	81	30		24	2,005
FOP	90	30		27	2,256
FST	184	55		101	8,440
FUS	840	100		840	70,194
TOTALS	3,414			2,994	250,191

822 SW VALLEY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF 16,086

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF	223.00	205.00	1.00	LT	1.00

TOT ADJ	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		250,191
TOTAL MARKET OB/XF VALUE		16,086
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		288,777
SOH/AGL Deduction		4,365
ASSESSED VALUE		284,412
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		233,001
TOTAL JUST VALUE		288,777
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,777

LAND:1:1: 105.82 X 209.5 + 3,622 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044422	Roof Replacement	12,000	05/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/953	7/12/2023	WD	Q	I	01	314,900
GRANTOR: WARD ROCHELLE LEE						
GRANTEE: GONZALEZ ELIZABETH						
1484/1869	2/14/2023	PB	U	I	18	0
GRANTOR: WARD MARGARET L						
GRANTEE: WARD ROCHELLE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S30 W6 S8 S6 E6 S15 E28 N10 N49 \$
 FUS=[ORIG=0,-60] W28 S30 E28 N30 \$
 FGR=[ORIG=-34,38] W23 S21 E23 N21 \$
 FST=[ORIG=-34,30] W23 S8 E23 N8 \$
 FOP=[ORIG=-34,44] S15 E6 N15 W6 \$
 FOP=[ORIG=0,49] E9 N9 W9 S9 \$
 PTR=[ORIG=0,0] N60 S60 \$
 PTR=[ORIG=0,0] E60 W60 \$