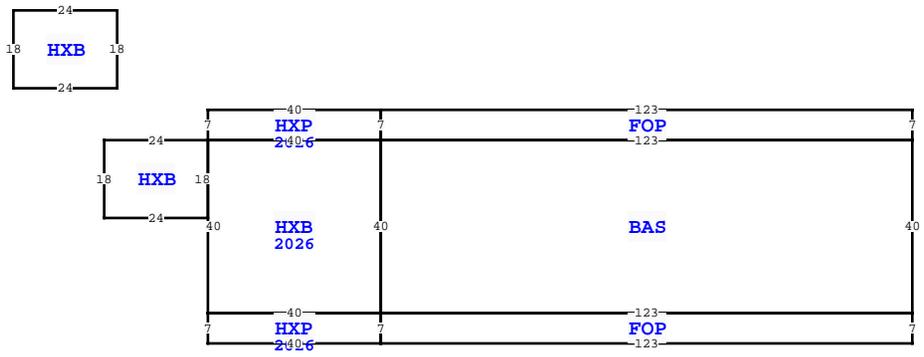


ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		8 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0107 SFRES/ACLF HOME	
MAP NUM	MKT AREA	07
NEIGHBORHOOD/LOC	810317.00 1.00/	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	M/FAM LOW	25%	- 2026								
Heated Area: 7384						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			91,975
TOTAL MARKET OB/XF VALUE			1,802
TOTAL LAND VALUE - MARKET			36,736
TOTAL MARKET VALUE			130,513
SOH/AGL Deduction			0
ASSESSED VALUE			130,513
TOTAL EXEMPTION VALUE	HA HAB	36,532	
BASE TAXABLE VALUE			93,981
TOTAL JUST VALUE			130,513
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			186,112

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,920	100		4,920	56,088
FOP	861	30		258	2,941
FOP	861	30		258	2,941
HXB	432	100		432	4,925
HXB	432	100		432	4,925
HXB	1,600	100	2026	1,600	18,240
HXP	280	30	2026	84	958
HXP	280	30	2026	84	958
TOTALS	9,666			8,068	91,975

769 NE GURLEY AVE 102, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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		1.40	80	0	0	3	80	1,702	
2	0120	CLFENCE	4	0	100	0	0	0.00	100	2012	2012	3	100	100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00697			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/248	4/21/2025	LE U		I	14	100
GRANTOR: CARTER MARY ALICE AKA						
GRANTEE: DOUGLAS-CARTER MARY						
1525/115	10/02/2024	WD U		I	11	100
GRANTOR: CARTER MARY ALICE FKA						
GRANTEE: CARTER MARY ALICE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=4,-1] W123 S40 E123 N40 \$	
FOP=[ORIG=4,-1] N7 W123 S7 E123 \$	
FOP=[ORIG=-119,39] S7 E123 N7 W123 \$	
HXB=[ORIG=-159,-1] W24 S18 E24 N18 \$	
HXB=[ORIG=-180,-13] N18 W24 S18 E24 \$	
HXP=[YR=2026;ORIG=-159,-8] E40 S7 W40 N7 \$	
HXB=[YR=2026;ORIG=-159,-1] E40 S40 W40 N40 \$	
HXP=[YR=2026;ORIG=-159,39] E40 S7 W40 N7 \$	
PTR=[ORIG=0,0] N30 S30 \$	

LAND DESCRIPTION																	TOTAL OB/XF					1,802		
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	0107	C	SFR/ACLF	100		00	0.00	0.00	1.30	AC		1.00	1.00	1.00	14,300.00	14,300.00	18,590							
2	0000	C	VAC RES	100		00	50.00	270.00	0.31	AC		1.00	1.00	1.00	14,300.00	14,300.00	4,419							
3	0000	C	VAC RES	100		00	0.00	0.00	0.16	AC		1.00	1.00	1.00	14,300.00	14,300.00	2,216							
4	0000	C	VAC RES	100			0.00	0.00	0.37	AC		1.00	1.00	1.00	14,300.00	14,300.00	5,334							
5	0000	C	VAC RES	100			0.00	0.00	12,354.00	SF		1.00	1.00	1.00	0.50	0.50	6,177							