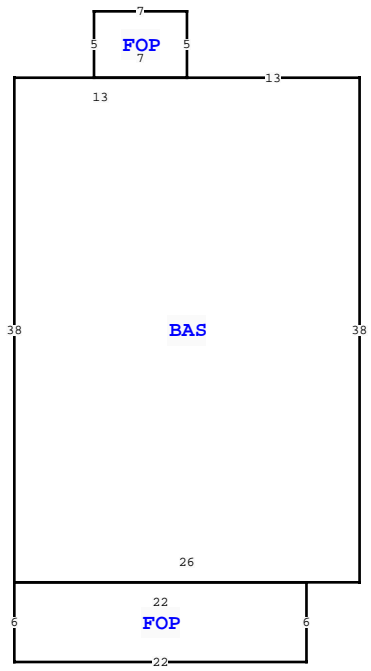


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	03	PLASTER	100
Interior Floo	07	CORK/VTILE	100
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	988	100	
FOP	35	30	
FOP	132	30	
TOTALS	1,155		
		1,038	78,508

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,038	103.8960	116.36	120,782	1935	1935	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 988 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			78,508
TOTAL MARKET OB/XF VALUE			150
TOTAL LAND VALUE - MARKET			24,502
TOTAL MARKET VALUE			103,160
SOH/AGL Deduction			1,959
ASSESSED VALUE			101,201
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			101,201
TOTAL JUST VALUE			103,160
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/219	10/26/2022	QC	U	I	11	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: FLORIDA FIRST COAST						
1060/2579	10/04/2005	WD	Q	I	03	155,000
GRANTOR: PHILLIP W THOMAS						
GRANTEE: FLORIDA FIRST COAST						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	0	1.00	UT	300.00	300.00	

TOTAL OB/XF										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
846 SW LAUREL LN, LAKE CITY										
BLD DATE: LGL DATE: 05/12/2026 MLU										
XF DATE: AG DATE:										
INC DATE:										
TOTAL OB/XF: 150										

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W13 FOP= N5 W7 S5 E7S W13 S38 FOP= S6 E22 N6 W22S E26 N38S.									

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	0		*RSF	300.00	125.00	13,068.00	SF		1.00	1.00	1.50	1.25	1.88	24,502							