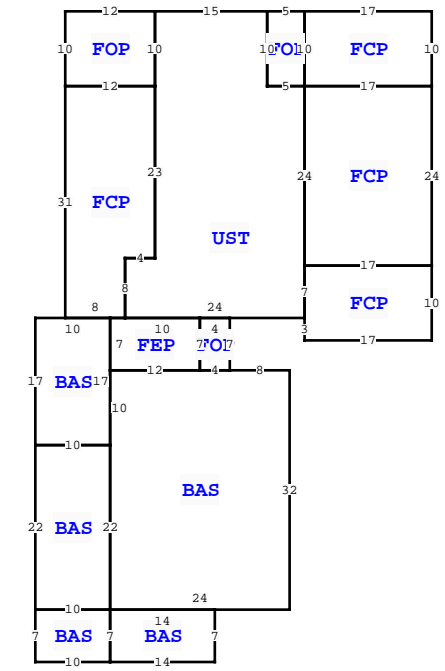


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100
Condition Adj	03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
NEIGHBORHOOD/LOC	840317.00 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	2,084	103.5960	116.03	241,807	1940	1960	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2002 Heated Area: 1326 HX Base Yr 2002													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100		70	5,279
BAS	98	100		98	7,391
BAS	170	100		170	12,821
BAS	220	100		220	16,593
BAS	768	100		768	57,922
FCP	170	25		42	3,167
FCP	170	25		42	3,167
FCP	340	25		85	6,411
FCP	408	25		102	7,693
FEP	84	80		67	5,053
TOTALS	3,498			2,084	157,175

** This building has 14 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

957 SW SPRING LN, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	157,175		
TOTAL MARKET OB/XF VALUE	800		
TOTAL LAND VALUE - MARKET	23,438		
TOTAL MARKET VALUE	181,413		
SOH/AGL Deduction	81,739		
ASSESSED VALUE	99,674		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	48,263		
TOTAL JUST VALUE	181,413		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	175,787		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
315	ADDN SFR	50	08/26/2014
283	GARAGE	50	08/02/2007
3024	ADDN SFR	52	08/24/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2125	5/26/2022	LE	U	I	14	100
GRANTOR: ADEL DANIEL						
GRANTEE: ADEL DANIEL (LIFE E						
1170/0747	3/30/2009	WD	Q	V	01	16,600
GRANTOR: BRIAN F & KARENA J CR						
GRANTEE: DANIEL ADEL						

BUILDING NOTES	

BUILDING DIMENSIONS
 UST= W15 FOP= W12 S10 E12 N10\$ S10 FCP= W12 S31 E8 N8 E4 N23\$ S23 W4 S8 FEP= W2 BAS= W10 S17 E10 N17\$ S7 BAS= S10 BAS= W10 S22 E10 N22\$ S22 BAS= W10 S7 E10 N7\$ BAS= S7 E14 N7 W14\$ E24 N32 W8 FOP= N7 W4 S7 E4\$ W4 W12\$ E12 N7 W10\$ E24 FCP= S3 E17 N10 W17 S7\$ N7 FCP= E17 N24 W17 S24\$ N24 FCP= E17 N10 W17 S10\$ FOP= N10 W5 S10 E5\$ W5 N10\$.

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	0140	CLFENCE	6	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300
2	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200
3	0166	CONC,PAVMT	0	100	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300

LAND DESCRIPTION		TOTAL OB/XF														800								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		*RSF	270.00	125.00	8,750.00	SF		1.00	1.00	1.00	1.25	1.25	10,938							
2	0000	C	VAC RES	100		*RSF	280.00	125.00	10,000.00	SF		1.00	1.00	1.00	1.25	1.25	12,500							