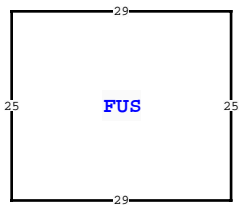
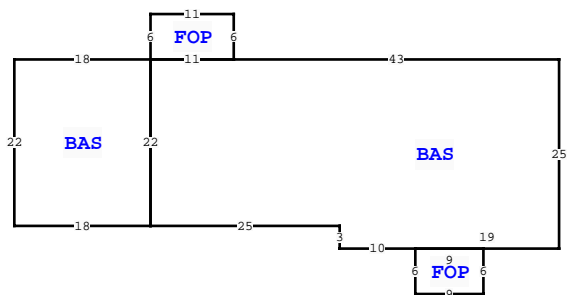


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 80
Interior Floor	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,432	126.8032	142.02	345,393	1976	1976	0	0	35.00	65.00		
1 SINGLE FAM			100% - 2026	Heated Area: 2396				HX Base Yr 2026					



EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	396	100		396	36,556
BAS	1,275	100		1,275	117,699
FOP	54	30		16	1,477
FOP	66	30		20	1,846
FUS	725	100		725	66,927
TOTALS	2,516			2,432	224,505



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			224,505
TOTAL MARKET OB/XF VALUE			1,250
TOTAL LAND VALUE - MARKET			14,702
TOTAL MARKET VALUE			240,457
SOH/AGL Deduction			0
ASSESSED VALUE			240,457
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			189,046
TOTAL JUST VALUE			240,457
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/898	4/28/2021	WD	Q	I	01	190,000
GRANTOR: RBG-R LLC						
GRANTEE: POWELL JASON C						
1364/1247	7/03/2018	QC	U	V	11	100
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: RBG-R LLC						

185 SW MCFARLANE AVE, LAKE CITY

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

BUILDING NOTES	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	50	
TOTAL OB/XF 1,250																

BUILDING DIMENSIONS	
BAS= W43 FOP= N6 W11 S6 E11\$W11 BAS= W18 S22 E18 N22\$ S22E25 S3 E10 FOP= S6 E9 N6 W9\$ E19 N25\$ PTR=N30 FUS= N25 W29S25 E29\$ S30\$.	

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	100		*RSF	200.00	135.00	13,068.00	SF		1.00	1.00	0.90	1.25	1.13	14,702							