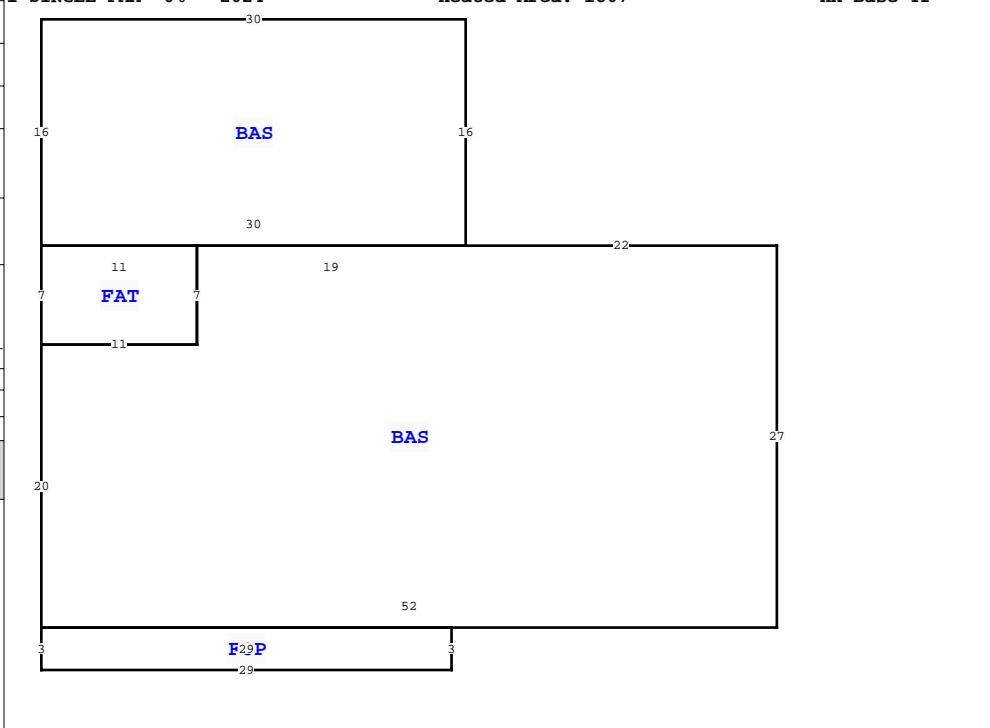


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	03 03

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2024									Heated Area: 1807	HX Base Yr



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	32317.090	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	27,799
BAS	1,327	100		1,327	76,853
FAT	77	20		15	869
FOP	87	30		26	1,506
<b>TOTALS</b>	<b>1,971</b>			<b>1,848</b>	<b>107,027</b>

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			107,027
TOTAL MARKET OB/XF VALUE			600
TOTAL LAND VALUE - MARKET			5,512
TOTAL MARKET VALUE			113,139
SOH/AGL Deduction			0
ASSESSED VALUE			113,139
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			113,139
TOTAL JUST VALUE			113,139
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/2234	5/31/2023	PB	U	I	18	0

GRANTOR: AUSGOOD EUNICE E ESTA  
GRANTEE: FLETON SONIA D

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
249 NE PATTERSON AVE, LAKE CITY					05/12/2026	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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	400	

BUILDING DIMENSIONS
BAS= W22 BAS= N16 W30 S16 E30\$ W19 FAT= W11 S7 E11 N7\$ S7 W11 S20 FOP= S3 E29 N3 W29\$ E52 N27\$.

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-	370.00	105.00	7,350.00	SF		1.00	1.00	1.00	0.75	0.75	5,512							