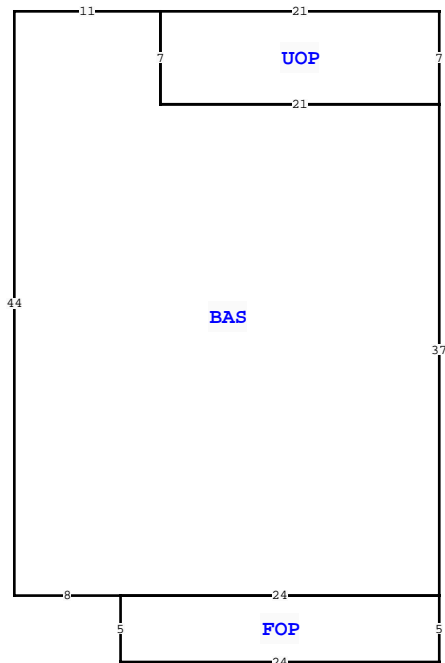


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
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		
1	SINGLE FAM	100%	- 2026									Heated Area: 1261	HX Base Yr 2026



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
03	03	0100	SINGLE FAMILY		06	32317.060	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,261	100		1,261	83,285		
FOP	120	30		36	2,378		
UOP	147	20		29	1,916		
<b>TOTALS</b>	<b>1,528</b>			<b>1,326</b>	<b>87,578</b>		

196 SE BROWN ST, LAKE CITY

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

EXTRA FEATURES																	
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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,000	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			87,578
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			5,250
TOTAL MARKET VALUE			94,328
SOH/AGL Deduction			0
ASSESSED VALUE			94,328
TOTAL EXEMPTION VALUE			HX HB 51,411
BASE TAXABLE VALUE			42,917
TOTAL JUST VALUE			94,328
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			117,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
362	GARAGE	0	07/03/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/401	2/19/2025	WD	U	I	37	50,000
GRANTOR: DENINA JUSITH SANTOS						
GRANTEE: BANTIGUE PEDRO CRUZ						
1443/1720	7/16/2021	QC	U	I	11	100
GRANTOR: DENINA DELORES S						
GRANTEE: DENINA JUSITH SANTO						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W21 N7 W11 S44 E8 FOP= S5 E24 N5 W24S E24 N37 UOP= N7 W21 S7 E21S.													

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-	352.00	80.00	4,200.00	SF		1.00	1.00	1.00	1.25	1.25	5,250							