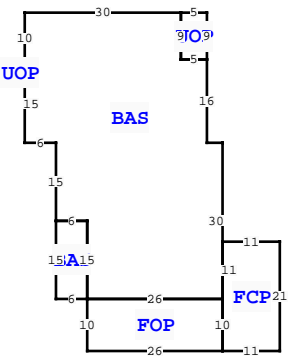
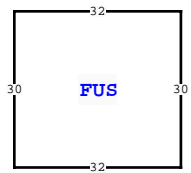


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100 0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,896	76.6800	85.88	248,708	1900	1955	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2018 Heated Area: 2750 HX Base Yr 2018													



Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	32317.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100		90	5,024
BAS	1,700	100		1,700	94,897
FCP	231	25		58	3,238
FOP	260	30		78	4,354
FUS	960	100		960	53,589
UOP	6	20		1	56
UOP	45	20		9	502
TOTALS	3,292			2,896	161,660

486 SE ISABELLA WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	1
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE				188,398
TOTAL MARKET OB/XF VALUE				0
TOTAL LAND VALUE - MARKET				33,600
TOTAL MARKET VALUE				221,998
SOH/AGL Deduction				90,213
ASSESSED VALUE				131,785
TOTAL EXEMPTION VALUE	HX HB SX			101,411
BASE TAXABLE VALUE				30,374
TOTAL JUST VALUE				221,998
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				219,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3342	ADDN SFR	596	08/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/2607	11/20/2021	QC	U	I	11	100
GRANTOR: SPEARS GREG						
GRANTEE: SPEARS GREG						
1327/1657	12/16/2016	WD	U	I	37	6,000
GRANTOR: DOLORES S DENINA (A S						
GRANTEE: GREG SPEARS (A MARR						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W30 S10 UOP= W2 S3 E2 N3\$ S15 E6 S15 BAS= S15 E6 N15 W6\$ E6 S15 FOP= S10 E26 N10 W26\$ E26 FCP= S10 E11 N21 W11 S11\$ N30 W3 N16 UOP= N9 W5 S9 E5\$ W5 N9\$ PTR= N30 FUS= N30 W32 S30 E32\$ S30\$.	

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

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		*RO	0.00	0.00	4,200.00	SF		1.00	1.00	1.00	4.00	4.00	16,800									
2	0000	C	VAC RES	100		00	0.00	0.00	4,200.00	SF		1.00	1.00	1.00	4.00	4.00	16,800									

