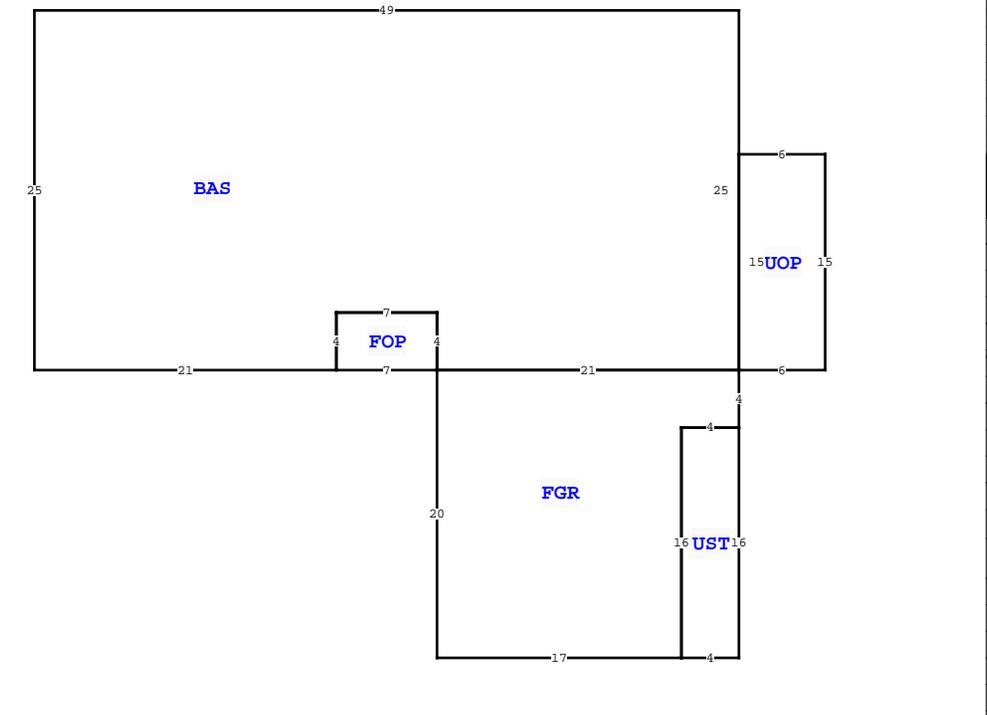




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	02 02 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	870317.00 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	1,448	144.1440	161.44	233,765	1963	2000	0	0	25.00	75.00	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		175,324
TOTAL MARKET OB/XF VALUE		1,704
TOTAL LAND VALUE - MARKET		10,428
TOTAL MARKET VALUE		187,456
SOH/AGL Deduction		90,232
ASSESSED VALUE		97,224
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,813
TOTAL JUST VALUE		187,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,621

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,197	100		1,197	144,933
FGR	356	55		196	23,732
FOP	28	30		8	969
UOP	90	20		18	2,180
UST	64	45		29	3,512
TOTALS	1,735			1,448	175,324

417 SW THERESA CT, LAKE CITY

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
511	ADDN SFR	50	10/31/2012
485	MAINT/ALTR	50	10/15/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/1970	11/14/2022	WD	U	I	11	100
GRANTOR: PHINNEY BONICE						
GRANTEE: LAPOS DAVID LOUIS						
1479/1060	11/14/2022	WD	Q	I	01	250,000
GRANTOR: PHINNEY BONICE						
GRANTEE: LAPOS DAVID LOUIS						

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	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	100	18	8		144.00	UT 3.50	100	1993	1993	3	100	504	
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2016	2016	3	100	300	
4	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	100	2016	2016	3	100	600	

BUILDING NOTES												

BUILDING DIMENSIONS
BAS= W49 S25 E21 FOP= E7 N4 W7 S4\$ N4 E7 S4 FGR= S20 E17 UST= E4 N16 W4 S16\$ N16 E4 N4W21\$ E21 UOP= E6 N15 W6 S15\$ N25\$.

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-2	0.00	0.00	8,342.00	SF		1.00	1.00	1.00	1.25	1.25	10,428								