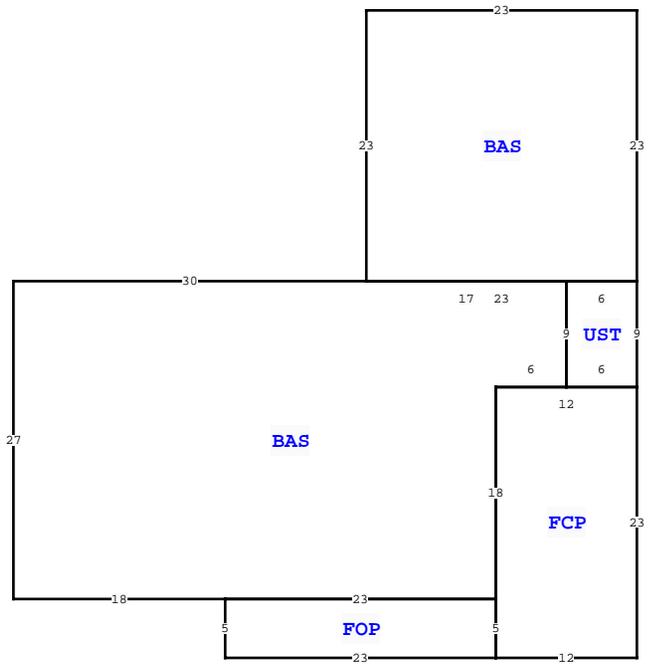


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,817	114.8000	128.58	233,630	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2003 Heated Area: 1690 HX Base Yr 2003													



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	870317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	529	100		529	44,212
BAS	1,161	100		1,161	97,033
FCP	276	25		69	5,767
FOP	115	30		34	2,842
UST	54	45		24	2,006
TOTALS	2,135			1,817	151,860

416 SW THERESA CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			151,860
TOTAL MARKET OB/XF VALUE			2,125
TOTAL LAND VALUE - MARKET			11,072
TOTAL MARKET VALUE			165,057
SOH/AGL Deduction			75,291
ASSESSED VALUE			89,766
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			38,355
TOTAL JUST VALUE			165,057
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			160,629

SALE:1:1: LOT 15 BLK A MELTON'S S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047677	Roof Replacement	4,500	07/17/2023
955	ADDN SFR	100	07/31/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0967/2588	11/15/2002	WD	Q	I		62,000
GRANTOR: MUNOZ						
GRANTEE: JESSE V III & GINGE						
0828/2175	9/27/1996	WD	Q	I		46,000
GRANTOR: WALTER L & MARIA ROGE						
GRANTEE: MUNOZ						

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	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
3	0258	PATIO	0	100	10	23	230.00	UT	1.50	100	1993	1993	3	100	345	
4	0294	SHED WOOD/	0	100	8	10	80.00	UT	3.50	100	1993	1993	3	100	280	

BUILDING NOTES													
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BUILDING DIMENSIONS
BAS= W30 S27 E18 FOP= S5 E23 N5 W23\$ E23 FCP= S5 E12 N23 W12 S18\$ N18 E6 UST= E6 N9 W6 S9\$ N9 W17\$ BAS= N23 E23 S23 W23\$.

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	DPTH 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	8,858.00	SF		1.00	1.00	1.00	1.25	1.25	11,072							