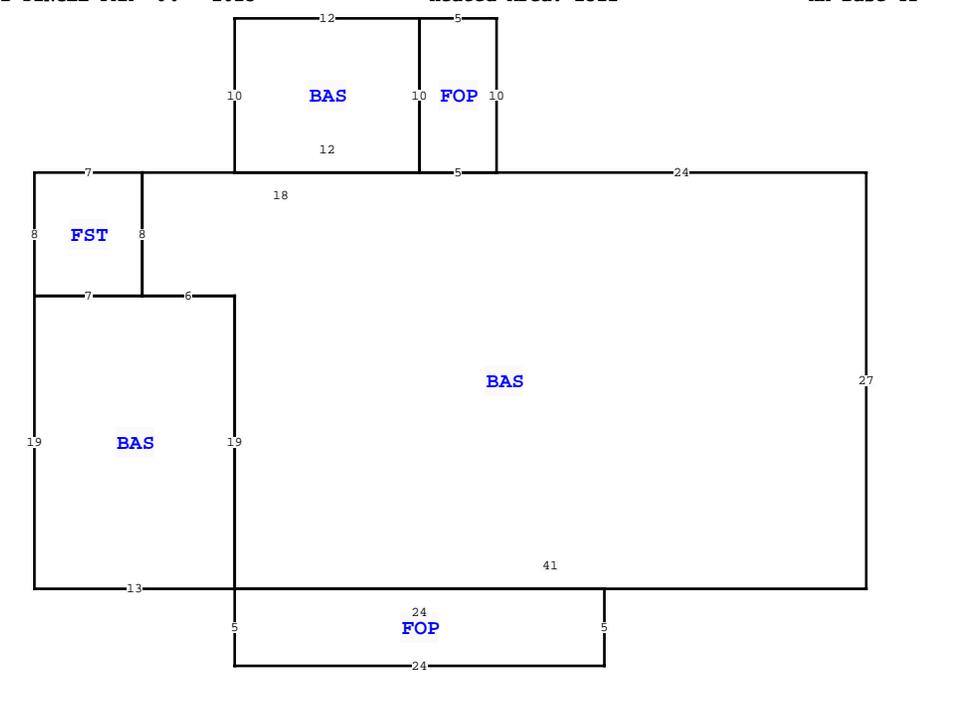




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	32 HARDIE BRD 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
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	
0100	01	1,604	132.1920	148.06	237,488	1961	1961	0	0	0	35.00	65.00



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
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	120	100		120	11,549
BAS	247	100		247	23,771
BAS	1,155	100		1,155	111,156
FOP	50	30		15	1,444
FOP	120	30		36	3,465
FST	56	55		31	2,984
TOTALS	1,748			1,604	154,367

446 SW THERESA CT, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	75	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
4	0294	SHED WOOD/	0	0	8	12	96.00	UT	5.50	5.50	100	1993	1993	3	100	528	

TOTAL OB/XF 1,053

LAND DESCRIPTION																								
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-2	0.00	0.00	8,587.00	SF		1.00	1.00	1.00	1.25	1.25	10,734							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			154,367
TOTAL MARKET OB/XF VALUE			1,053
TOTAL LAND VALUE - MARKET			10,734
TOTAL MARKET VALUE			166,154
SOH/AGL Deduction			0
ASSESSED VALUE			166,154
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			166,154
TOTAL JUST VALUE			166,154
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			161,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1524/84	9/23/2024	LE U	I	I	14	0
GRANTOR: BROWN LOUIS						
GRANTEE: BROWN LOUIS (LE)						
1521/1640	8/19/2024	WD Q	I	I	01	180,000
GRANTOR: ROBINSON MATHEW						
GRANTEE: BROWN LOUIS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 FOP= N10 W5 S10 E5\$W5 BAS= N10 W12 S10 E12\$ W18 FST= W7 S8 E7 N8\$ S8 BAS= W7 S19 E13 N19 W6\$ E6 S19 FOP= S5 E24 N5 W24\$ E41 N27\$.	