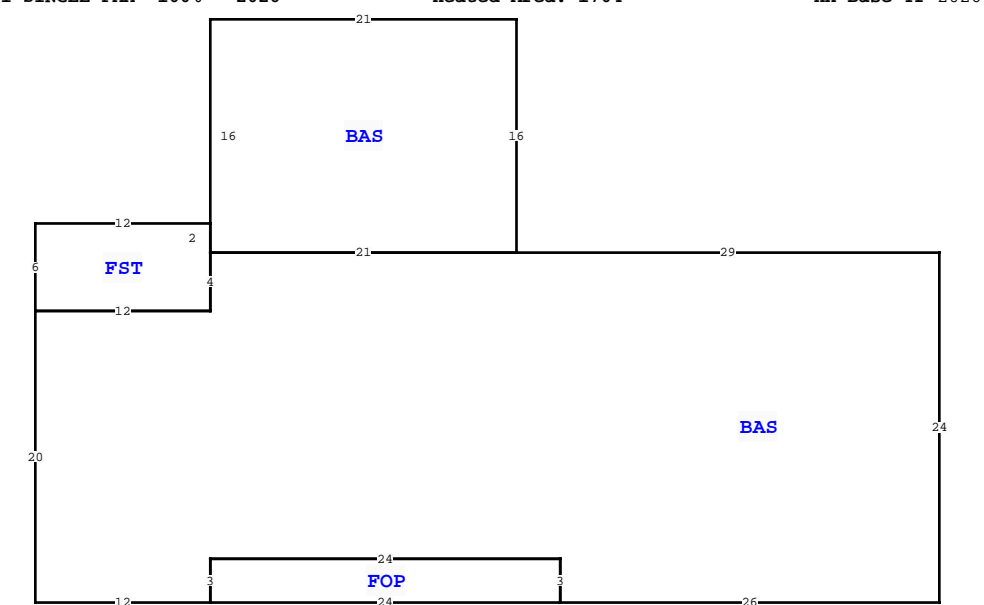


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	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	1,766	108.7800	121.83	215,152	1964	1975		0	0	35.00	65.00
1 SINGLE FAM			100% - 2026	Heated Area: 1704			HX Base Yr 2026					



Quality					
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	336	100		336	26,608
BAS	1,368	100		1,368	108,331
FOP	72	30		22	1,742
FST	72	55		40	3,167
TOTALS	1,848			1,766	139,849

895 SW BALI LN, LAKE CITY

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

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	200	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

TOTAL OB/XF 2,750

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	100		*RSF-2	0.00	0.00	9,000.00	SF		1.00	1.00	1.00	1.25	1.25	11,250							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		139,849	
TOTAL MARKET OB/XF VALUE		2,750	
TOTAL LAND VALUE - MARKET		11,250	
TOTAL MARKET VALUE		153,849	
SOH/AGL Deduction		95,279	
ASSESSED VALUE		58,570	
TOTAL EXEMPTION VALUE		HX HB VX 38,570	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		153,849	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		149,349	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3402	ADDN SFR	50	09/12/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/2433	7/11/2024	WD	U	I	11	100
GRANTOR: KEARNEY THOMAS J						
GRANTEE: WELLS DEAN CLAYTON						
1315/1835	5/26/2016	WD	U	I	14	100
GRANTOR: THOMAS J KEARNEY (LIF)						
GRANTEE: SANDRA S KENNEDY ET						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W29 BAS= N16 W21 S16 E21\$ W21 FST= N2 W12 S6 E12 N4\$ S4 W12 S20 E12 FOP= E24 N3 W24 S3\$ N3 E24 S3 E26 N24\$.												