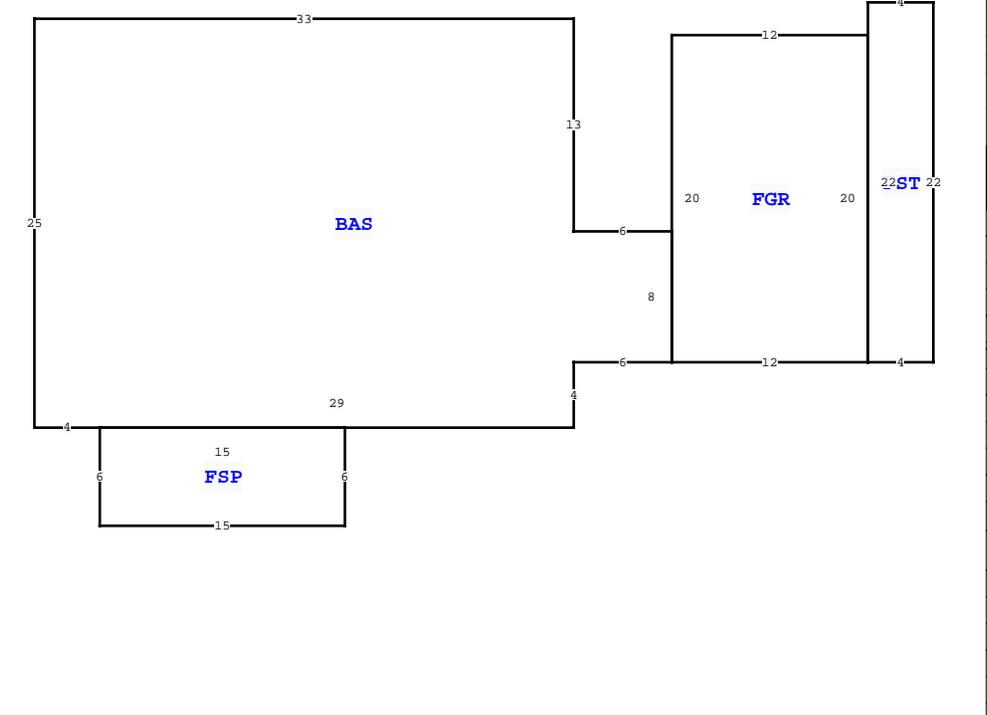


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,089	131.4400	149.84	163,176	1950	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2024 Heated Area: 873 HX Base Yr 2024													



SINGLE FAMILY					
MAP NUM	MKT AREA				
32317.140	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	873	100		873	104,648
FGR	240	55		132	15,823
FSP	90	40		36	4,315
FST	88	55		48	5,754
TOTALS	1,291			1,089	130,541

889 SW HELEN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	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	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE	130,541			
TOTAL MARKET OB/XF VALUE	200			
TOTAL LAND VALUE - MARKET	20,350			
TOTAL MARKET VALUE	151,091			
SOH/AGL Deduction	29,526			
ASSESSED VALUE	121,565			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	70,154			
TOTAL JUST VALUE	151,091			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	150,403			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-724	REMODEL	0	01/22/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/1899	5/16/2025	WD	U	I	11	100
GRANTOR: FERNETT GARY						
GRANTEE: ROBERSON APRIL LYNNE						
1488/2112	4/19/2023	WD	U	I	37	106,400
GRANTOR: HILL NICHOLAS						
GRANTEE: FERNETT GARY						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W33 S25 E4 FSP= S6 E15 N6 W15\$ E29 N4 E6 FGR= E12 FST= E4 N22 W4 S22\$ N20 W12 S20\$ N8 W6 N13\$.													

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	85.00	125.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							