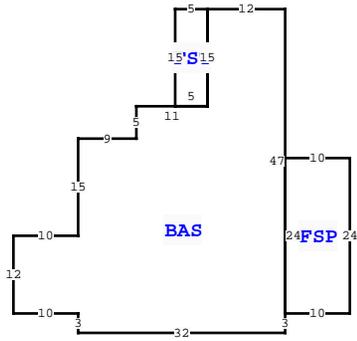
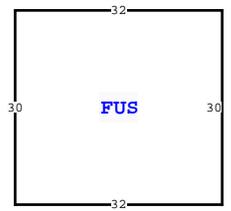




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0101	SFRES/SFRES
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	
1	SINGLE FAM	100%	- 2025		335,030	1925	1995		0	0	30.00	70.00
				Heated Area: 2335			HX Base Yr 2025					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,375	100		1,375	130,448
FSP	240	40		96	9,108
FST	75	55		41	3,890
FUS	960	100		960	91,076
TOTALS	2,650			2,472	234,521

1268 S MARION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			306,821
TOTAL MARKET OB/XF VALUE			45,357
TOTAL LAND VALUE - MARKET			43,969
TOTAL MARKET VALUE			396,147
SOH/AGL Deduction			0
ASSESSED VALUE			396,147
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			344,736
TOTAL JUST VALUE			396,147
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			391,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
093	ADDN SFR	0	02/08/2019
3627	POOL	150	03/09/2006
3594	ADDN SFR	51	02/07/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/1755	10/25/2023	WD	Q	I	01	460,000
GRANTOR: PETERS STEVEN D						
GRANTEE: PENA MIGUEL						
0720/0091	5/23/1990	WD	U	I	12	110,000
GRANTOR: CONNERS-LAMB						
GRANTEE: STEVEN PETERS						

BLDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 FST= W5 S15 E5 N15S15 W11 S5 W9 S15 W10 S12 E10 S3 E32 N3 FSP= E10 N24 W10 S24\$ N47\$ PTR=N50 FUS= W32 S30 E32 N30\$ S50\$.	

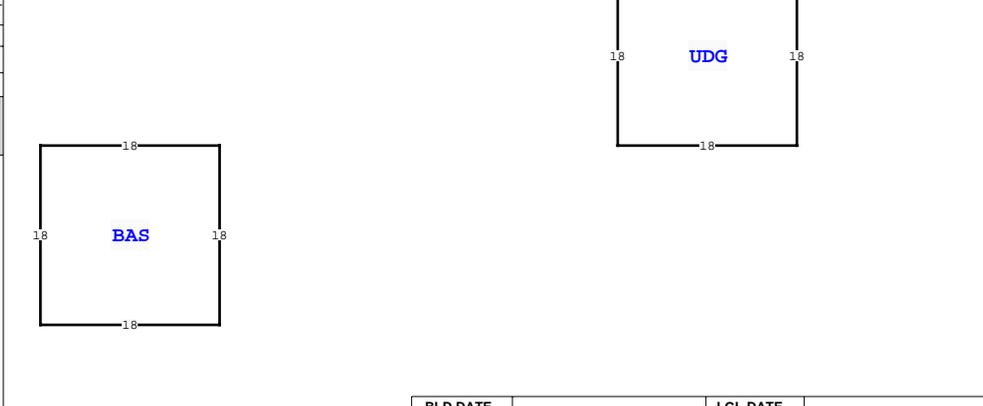
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	112.00	UT	13.50	13.50	100	2006	2006	3	100	1,512	
4	0282	POOL ENCL	0	100	30	1,200.00	UT	22.50	22.50	100	2006	2006	3	40	10,800	
5	0280	POOL R/CON	0	100	18	576.00	UT	105.00	105.00	100	2006	2006	3	51	30,845	
TOTAL OB/XF 45,357																

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	275.00	201.00	35,175.00	SF		1.00	1.00	1.25	1.00	1.25	43,969							

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	694	114.4800	128.22	88,985	1925	2010	0	0	0	18.75	81.25

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			306,821
TOTAL MARKET OB/XF VALUE			45,357
TOTAL LAND VALUE - MARKET			43,969
TOTAL MARKET VALUE			396,147
SOH/AGL Deduction			0
ASSESSED VALUE			396,147
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			344,736
TOTAL JUST VALUE			396,147
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			391,432



Quality	05 05				
DOR CODE	0101 SFRES/SFRES				
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	324	100		324	33,754
FSP	336	40		134	13,960
UDG	324	55		178	18,544
UST	128	45		58	6,043
TOTALS	1,112			694	72,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/1755	10/25/2023	WD	Q	I	01	460,000
GRANTOR: PETERS STEVEN D						
GRANTEE: PENA MIGUEL						
0720/0091	5/23/1990	WD	U	I	12	110,000
GRANTOR: CONNERS-LAMB						
GRANTEE: STEVEN PETERS						

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

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W18 S18 E18 N18\$ PTR= E40UDG= E18 N18 W1 UST= N8 FSP= N21 W16 S21 E16\$ W16 S8 E16\$ W17 S18\$ W40\$.												

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	