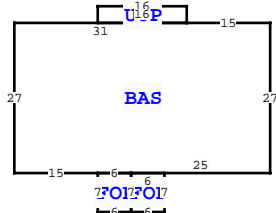
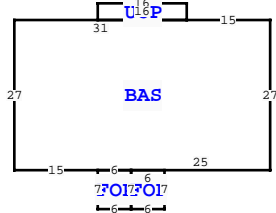




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	06	VINYL ASB 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
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		
1	DUPLX	0%	- 0		96.03	973,744	1980	1980	0	0	45.00	55.00	

Heated Area: 9936 HX Base Yr



Quality	05	05			
DOR CODE	8800	FEDERAL IMP			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	1416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,694	100		8,694	459,187
BAS	1,242	100		1,242	65,598
FOP	294	30		88	4,648
FOP	42	30		13	686
FOP	42	30		13	686
FOP	42	30		13	686
UOP	336	20		67	3,539
UOP	48	20		10	528
TOTALS	10,740			10,140	535,559

1769 SW CHRISTA CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	11,446	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,240	
3	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,048	
4	0200	GARAGE F	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	14,515	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	4,000	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
7	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		752,525
TOTAL MARKET OB/XF VALUE		46,749
TOTAL LAND VALUE - MARKET		107,500
TOTAL MARKET VALUE		906,774
SOH/AGL Deduction		0
ASSESSED VALUE		906,774
TOTAL EXEMPTION VALUE	12	906,774
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		906,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		902,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-0173	REMODEL	0	04/05/2018
1676	REMODEL	0	04/05/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0525/0288	12/01/1981	WD Q	Q	V		35,000

GRANTOR:

GRANTEE:

BUILDING NOTES	

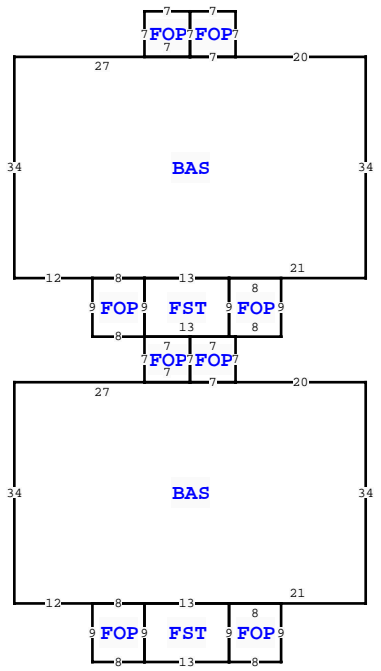
BUILDING DIMENSIONS	
BAS=[MULTIPLIER=7;ORIG=0,0] W15 W31 S27 E15 E6 E25 N27 \$	
BAS=[ORIG=0,-80] W15 W31 S27 E15 E6 E25 N27 \$	
UOP=[MULTIPLIER=7;ORIG=-15,0] N3 W16 S3 E16 \$	
UOP=[ORIG=-15,-80] N3 W16 S3 E16 \$	
FOP=[MULTIPLIER=7;ORIG=-31,27] S7 E6 N7 W6 \$	
FOP=[ORIG=-25,27] S7 E6 N7 W6 \$	
FOP=[ORIG=-31,-53] S7 E6 N7 W6 \$	
FOP=[ORIG=-25,-53] S7 E6 N7 W6 \$	

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	8800	C	FEDERAL	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	21,500.00	21,500.00	107,500							



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
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	
2	DUPLX	0%	- 0									
Heated Area: 3672						HX Base Yr						



Quality	05	05			
DOR CODE	8800	FEDERAL IMP			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	1416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	100,899
BAS	1,836	100		1,836	100,899
FOP	49	30		15	824
FOP	49	30		15	824
FOP	49	30		15	824
FOP	49	30		15	824
FOP	72	30		22	1,209
FOP	72	30		22	1,209
FOP	72	30		22	1,209
FOP	72	30		22	1,209
TOTALS	4,390			3,948	216,966

\*\* This building has 12 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
INC DATE		AG DATE	MLU

1769 SW CHRISTA CIR, LAKE CITY

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

TOTAL OB/XF 0

LAND DESCRIPTION																								
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

COLUMBIA COUNTY PROPERTY			PAGE 2 of 2	1
VALUATION BY			VALUATION SUMMARY	
Tax Group: 1	Tax Dist:		STANDARD	
BUILDING MARKET VALUE			752,525	
TOTAL MARKET OB/XF VALUE			46,749	
TOTAL LAND VALUE - MARKET			107,500	
TOTAL MARKET VALUE			906,774	
SOH/AGL Deduction			0	
ASSESSED VALUE			906,774	
TOTAL EXEMPTION VALUE	12			906,774
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			906,774	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			902,879	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0525/0288	12/01/1981	WD	Q	V		35,000

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W20 W7 W27 S34 E12 E8 E13 E21 N34 \$						
BAS=[ORIG=0,-50] W20 W7 W27 S34 E12 E8 E13 E21 N34 \$						
FST=[ORIG=-34,34] S9 E13 N9 W13 \$						
FST=[ORIG=-34,-16] S9 E13 N9 W13 \$						
FOP=[ORIG=-42,34] S9 E8 N9 W8 \$						
FOP=[ORIG=-21,34] S9 E8 N9 W8 \$						
FOP=[ORIG=-42,-16] S9 E8 N9 W8 \$						
FOP=[ORIG=-21,-16] S9 E8 N9 W8 \$						
FOP=[ORIG=-20,0] N7 W7 S7 E7 \$						
FOP=[ORIG=-27,0] N7 W7 S7 E7 \$						
FOP=[ORIG=-20,-50] N7 W7 S7 E7 \$						
FOP=[ORIG=-27,-50] N7 W7 S7 E7 \$						