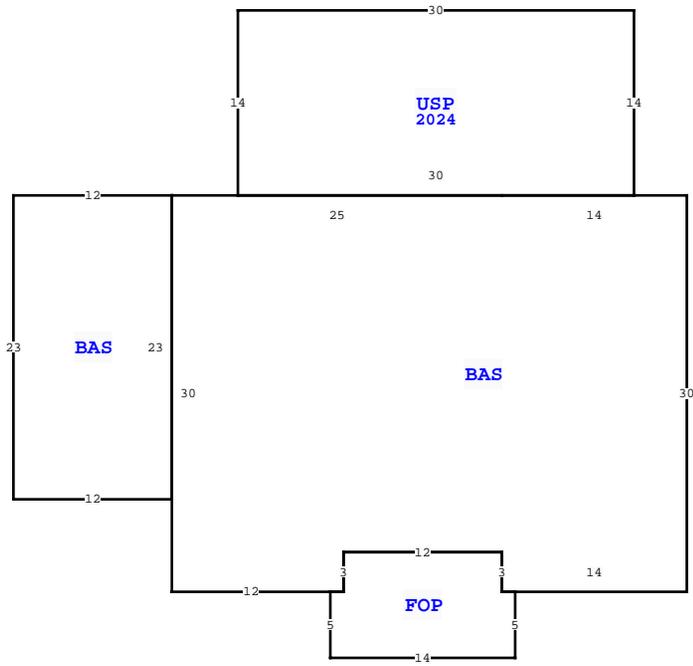


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	276	100	
BAS	1,134	100	
FOP	106	30	
USP	420	35	2024
TOTALS	1,936		

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%	- 2022								
					Heated Area: 1410	HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		165,607
TOTAL MARKET OB/XF VALUE		4,513
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		188,620
SOH/AGL Deduction		21,514
ASSESSED VALUE		167,106
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,695
TOTAL JUST VALUE		188,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
711	SFR	211	04/25/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1386/1724	6/10/2019	WD Q	Q	I	01	147,000
GRANTOR: RYAN S & KRISTINA MCK						
GRANTEE: JOHNATHAN THOMAS &						
1183/0317	10/21/2009	WD Q	Q	I	01	106,000
GRANTOR: AUREBRY & THIDA TRIBB						
GRANTEE: RYAN S MCKENZIE						

EXTRA FEATURES		1807 SW IRONWOOD DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0210	GARAGE U	0 100
3	0251	LEAN TO W/	0 100

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	542.00	UT	1.50	1.50	100	1996	1996	3	100	813	
2	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,400	
3	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W14 W25 S30 E12 E1 N3 E12 S3 E14 N30 \$	
BAS=[ORIG=-39,0] W12 S23 E12 N23 \$	
FOP=[ORIG=-27,30] S5 E14 N5 W1 N3 W12 S3 W1 \$	
USP=[YR=2024;ORIG=-34,-14] E30 S14 W30 N14 \$	

LAND DESCRIPTION		TOTAL OB/XF										4,513												
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-1	74.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							