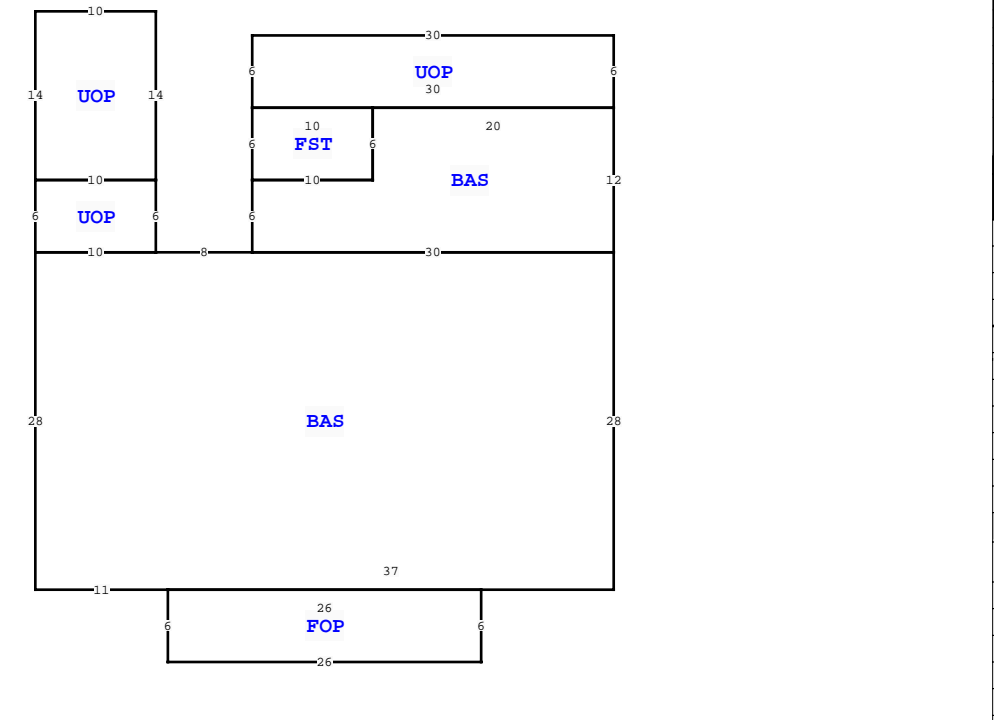


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 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	1,800	120.8000	135.30	243,540	1984	2000	0	0	25.00	75.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1644 HX Base Yr 2022													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	30,443
BAS	1,344	100		1,344	136,382
FOP	156	30		47	4,769
FST	60	55		33	3,349
UOP	60	20		12	1,218
UOP	140	20		28	2,841
UOP	180	20		36	3,653
<b>TOTALS</b>	<b>2,240</b>			<b>1,800</b>	<b>182,655</b>

106 SW WREN CT, LAKE CITY

BLD DATE	LGL DATE	04/21/2023	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	11	57	627.00	UT	1.40	100	0	0	3	100	878	
3	0169	FENCE/WOOD	0	100	0	0	184.00	UT	7.50	50	1993	1993	3	50	690	
4	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	75	1993	1993	3	75	450	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,500	

TOTAL OB/XF 4,718

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	0140	C	SFR GOLF	100			0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			182,655
TOTAL MARKET OB/XF VALUE			4,718
TOTAL LAND VALUE - MARKET			15,750
TOTAL MARKET VALUE			203,123
SOH/AGL Deduction			34,452
ASSESSED VALUE			168,671
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			117,260
TOTAL JUST VALUE			203,123
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053345	Roof Replacement	16,000	06/10/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/1151	6/07/2021	WD Q	Q	I	01	202,000

GRANTOR: HENSON HARRIETTE ANN  
GRANTEE: JOHNSON DAVID L III  
1348/0858 11/16/2017 WD U I 30 100  
GRANTOR: HARRIETTE ANN DUNN HE  
GRANTEE: HARRIETTE ANN DUNN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W8 UOP= N6 UOP= N14 W10 S14 E10\$ W10 S6 E10\$ W10 S28 E11 FOP= S6E26N6 W26\$ E37 N28 BAS= N12 UOP= N6 W30 S6 E30\$ W20 FST= W10 S6 E10 N6\$ S6 W10 S6 E30\$ W30\$.	