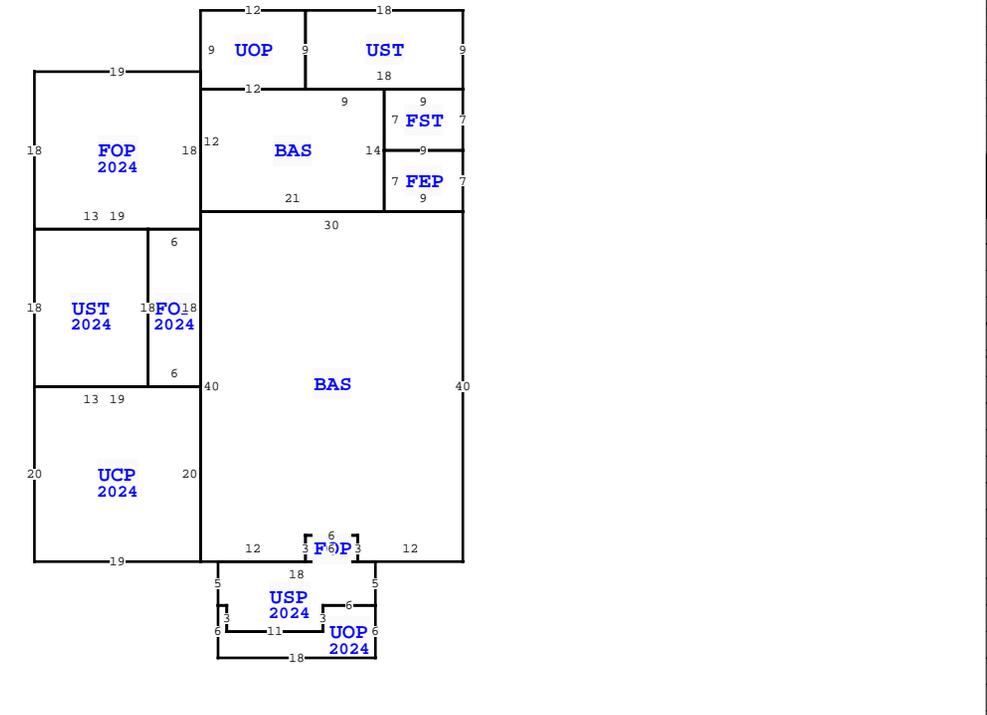


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.0100	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	294	100
BAS	1,182	100
FEP	63	80
FOP	18	30
FOP	108	30
FOP	342	30
FST	63	55
UCP	380	20
UOP	108	20
UOP	75	20
TOTALS	3,152	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,035	120.4740	137.34	279,487	1984	1984	0	0	35.00	65.00	



** This building has 13 Sub-Areas

146 SW WREN CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	181,667			
TOTAL MARKET OB/XF VALUE	2,908			
TOTAL LAND VALUE - MARKET	15,750			
TOTAL MARKET VALUE	200,325			
SOH/AGL Deduction	0			
ASSESSED VALUE	200,325			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	200,325			
TOTAL JUST VALUE	200,325			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	197,137			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24433	GARAGE	95	04/26/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1156	10/17/2024	WD	Q	I	01	240,000
GRANTOR: AKERS ROGER						
GRANTEE: DAVIES DWIGHT						
1500/1166	8/29/2023	WD	Q	I	01	212,000
GRANTOR: PERKINS PENELOPE						
GRANTEE: AKERS ROGER						

EXTRA FEATURES		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	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	0	12	60	UT	1.40	1.40	100	0	0	3	100	1,008	
3	0166	CONC, PAVMT	0	0	0	0	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0120	CLFENCE 4	0	0	0	0	UT	0.00	0.00	100	2014	2014	3	100	300	

BUILDING NOTES	
BAS=[ORIG=-30,14] S40 E12 N3 E6 S3 E12 N40 W30 \$	
UCP=[YR=2024;ORIG=-30,54] W19 N20 E19 S20 \$	
FOP=[YR=2024;ORIG=-49,-2] E19 S18 W19 N18 \$	
BAS=[ORIG=-9,0] W9 W12 S12 S2 E21 N14 \$	
UST=[YR=2024;ORIG=-49,34] N18 E13 S18 W13 \$	
UST=[ORIG=0,0] N9 W18 S9 E18 \$	
USP=[YR=2024;ORIG=-10,54] W18 S5 E1 S3 E11 N3 E6 N5 \$	
UOP=[ORIG=-18,0] N9 W12 S9 E12 \$	
POP=[YR=2024;ORIG=-36,16] E6 S18 W6 N18 \$	
UOP=[YR=2024;ORIG=-10,59] W6 S3 W11 N3 W1 S6 E18 N6 \$	
FST=[ORIG=0,0] W9 S7 E9 N7 \$	
FEP=[ORIG=-9,14] E9 N7 W9 S7 \$	

LAND DESCRIPTION		TOTAL OB/XF															2,908							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0			0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							