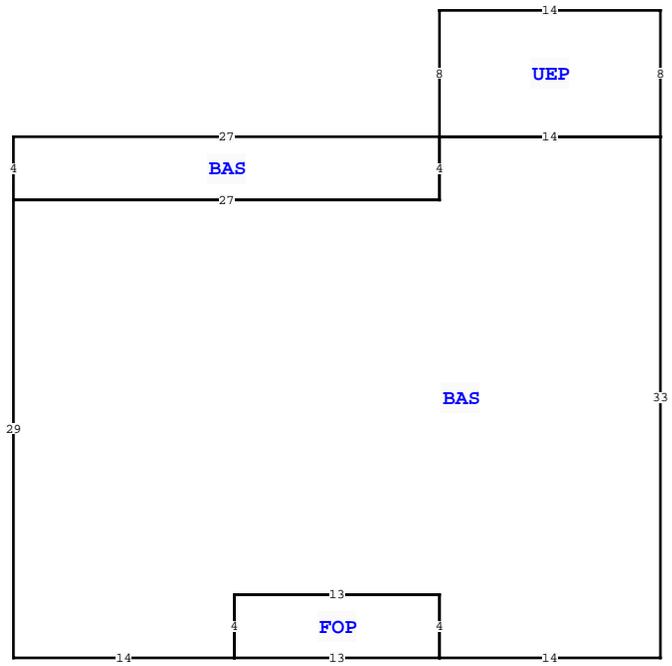


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	32 HARDIE BRD 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	06 VINYL ASB 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
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				
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100		108	9,603
BAS	1,193	100		1,193	106,081
FOP	52	30		16	1,423
UEP	112	60		67	5,958
TOTALS	1,465			1,384	123,065

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,384	120.0000	136.80	189,331	1986	1986	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1301 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			123,065
TOTAL MARKET OB/XF VALUE			5,517
TOTAL LAND VALUE - MARKET			15,750
TOTAL MARKET VALUE			144,332
SOH/AGL Deduction			72,231
ASSESSED VALUE			72,101
TOTAL EXEMPTION VALUE	HX HB VX VP		66,101
BASE TAXABLE VALUE			6,000
TOTAL JUST VALUE			144,332
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0745/1353	4/30/1991	WD	Q	I		42,000
GRANTOR: LOUIS A GAY						
GRANTEE: RICHARD GREEN						
0600/0217	8/01/1986	WD	Q	I		42,900
GRANTOR:						
GRANTEE:						

EXTRA FEATURES														190 SW WREN CT, LAKE CITY		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2023	MLU
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	1.00	UT	0.00	0.00	100	0	0	3	100	650							
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200							
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500							
4	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	60	1993	1993	3	60	1,080							
5	0060	CARPORT F	0	100	12	23	276.00	UT	4.50	4.50	100	2009	2009	3	100	1,242							
6	0120	CLFENCE 4	0	100	0	0	130.00	UT	6.50	6.50	100	2009	2009	3	100	845							
TOTAL OB/XF																5,517							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W14 BAS= W27 S4 E27 N4\$S4 W27 S29 E14 FOP= E13 N4 W13 S4\$ N4 E13 S4 E14 N33\$ UEP= N8 W14 S8 E14\$.													

LAND DESCRIPTION														TOTAL OB/XF										5,517
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							