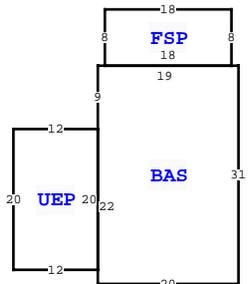


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	2. 2. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,442	100.5480	112.61	162,384	1989	1989	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2018 Heated Area: 1240 HX Base Yr 2018													



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	620	100		620	45,382
FSP	144	40		58	4,245
FUS	620	100		620	45,382
UEP	240	60		144	10,540
TOTALS	1,624			1,442	105,550

247 SW WREN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	560	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0258	PATIO	0	100	17	20	340.00	UT	2.50	2.50	75	1993	1993	3	75	638	
4	0120	CLFENCE	4	0	100	0	130.00	UT	6.50	6.50	100	2009	2009	3	100	845	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			105,550	
TOTAL MARKET OB/XF VALUE			2,443	
TOTAL LAND VALUE - MARKET			15,750	
TOTAL MARKET VALUE			123,743	
SOH/AGL Deduction			45,937	
ASSESSED VALUE			77,806	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			26,395	
TOTAL JUST VALUE			123,743	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			123,743	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054647	Roof Replacement	7,140	12/09/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/1111	6/09/2017	WD	U	I	11	100
GRANTOR: VERNON E LAWRENCE AS						
GRANTEE: VERNON E LAWRENCE &						
1200/1302	8/28/2010	WD	U	I	38	47,000
GRANTOR: RANDALL B & CLAUDIA S						
GRANTEE: VERNON E LAWRENCE A						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W1 FSP= N8 W18 S8 E18\$ W19 S9 UEP= W12 S20 E12 N20\$ S22 E20 N31\$ PTR=N30 FUS= N31W20 S31 E20\$ S30\$.

LAND DESCRIPTION														TOTAL OB/XF 2,443										
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		00	0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							