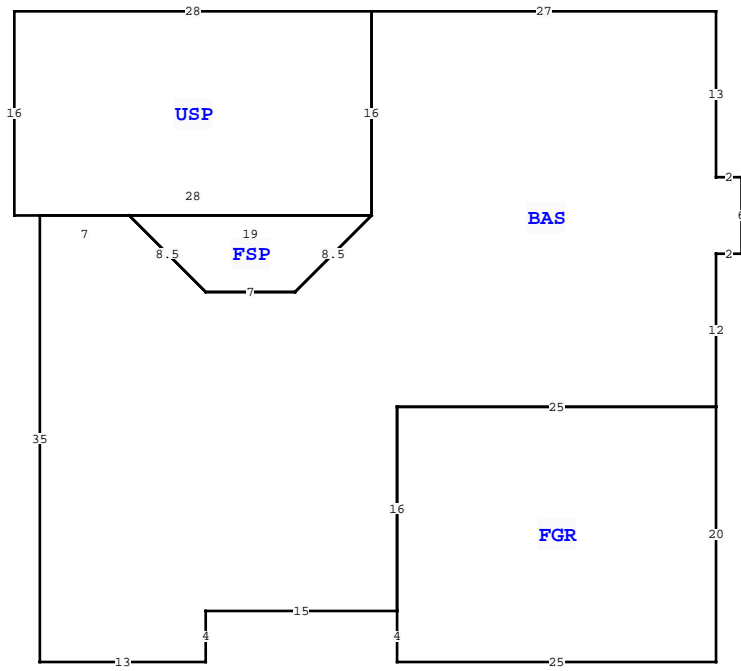


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 80				
Interior Floor	15 HARDTILE 20				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual Units	05 CONV 100 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	1416.0500 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,661	100		1,661	174,449
FGR	500	55		275	28,882
FSP	78	40		31	3,256
USP	448	35		157	16,489
TOTALS	2,687			2,124	223,076

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: 1661				HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		223,076	
TOTAL MARKET OB/XF VALUE		3,163	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		261,239	
SOH/AGL Deduction		37,389	
ASSESSED VALUE		223,850	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		172,439	
TOTAL JUST VALUE		261,239	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1774	4/30/2021	WD	Q	I	01	225,000
GRANTOR: FINNELL STEPHANIE K						
GRANTEE: MCCLEISTER RILEY WI						
1406/0312	2/17/2020	QC	U	I	11	100
GRANTOR: JAMES W FINNELL						
GRANTEE: STEPHANIE K FINNELL						

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		1.50	1.50	100	1997	1997	3	100	1,913	
2	0120	CLFENCE 4	0	100	0	0		0.00	0.00	100	2014	2014	3	100	50	
3	0296	SHED METAL	0	100	0	0		0.00	0.00	100	2014	2014	3	100	1,200	

TOTAL OB/XF													3,163	
112 SW PARTRIDGE CT, LAKE CITY														
BLD DATE		LGL DATE		04/14/2026		MLU								
XF DATE		LAND DATE												
INC DATE		AG DATE												

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W27 S16 D6L6 W7 U6L6 W7 S35 E13 N4 E15 N16 E25 N12 E2 N6 W2 N13 \$	
FGR=[ORIG=-25,47] S4 E25 N20 W25 S16 \$	
USP=[ORIG=-27,0] W28 S16 E28 N16 \$	
FSP=[ORIG=-27,16] W19 D6R6 E7 U6R6 \$	

LAND DESCRIPTION		TOTAL OB/XF																		3,163				
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		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							