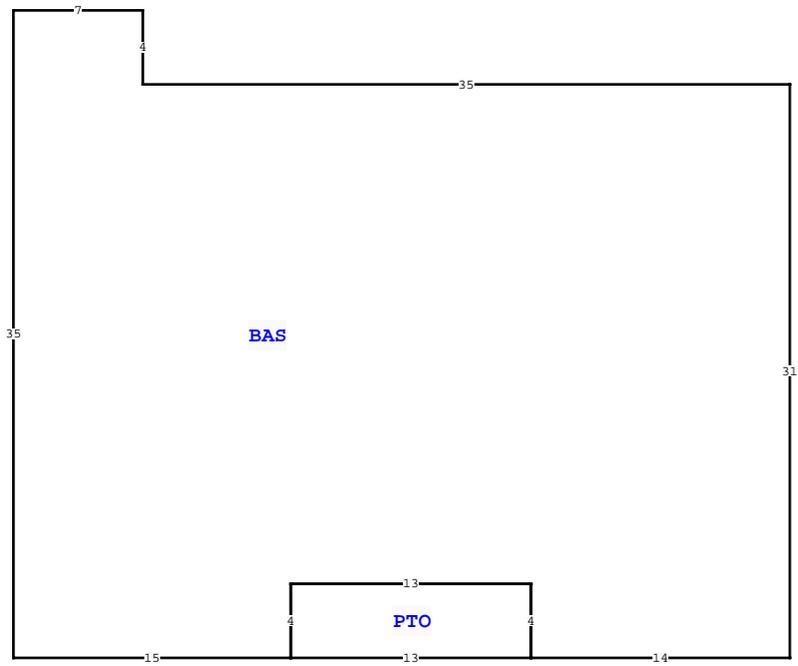


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,281	125.8000	140.90	180,493	2000	2000	0	0	25.00	75.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1278 HX Base Yr													



MAP NUM	MKT AREA	01			
1516.0400	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100		1,278	135,053
PTO	52	5		3	317
TOTALS	1,330			1,281	135,370

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			135,370
TOTAL MARKET OB/XF VALUE			2,706
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			170,076
SOH/AGL Deduction			0
ASSESSED VALUE			170,076
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			170,076
TOTAL JUST VALUE			170,076
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			165,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053609	Roof Replacement	15,000	07/17/2025
16572	SFR	210	02/04/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/327	4/30/2025	CT	U	I	18	146,000
GRANTOR: GRECIAN JOSHUA D						
GRANTEE: IN RECESS HOLDINGS,						
0895/2410	1/21/2000	WD	U	V	08	15,000
GRANTOR: SOTRES						
GRANTEE: GRECIAN						

289 SW ERIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	404.00	UT	1.50	1.50	100	2000	2000	3	100	606	
3	0258	PATIO	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	900	

BUILDING NOTES													

BUILDING DIMENSIONS
BAS= W35 N4 W7 S35 E15 PTO= E13 N4 W13 S4\$ N4 E13 S4 E14 N31\$.

LAND DESCRIPTION														TOTAL OB/XF										
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	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000							