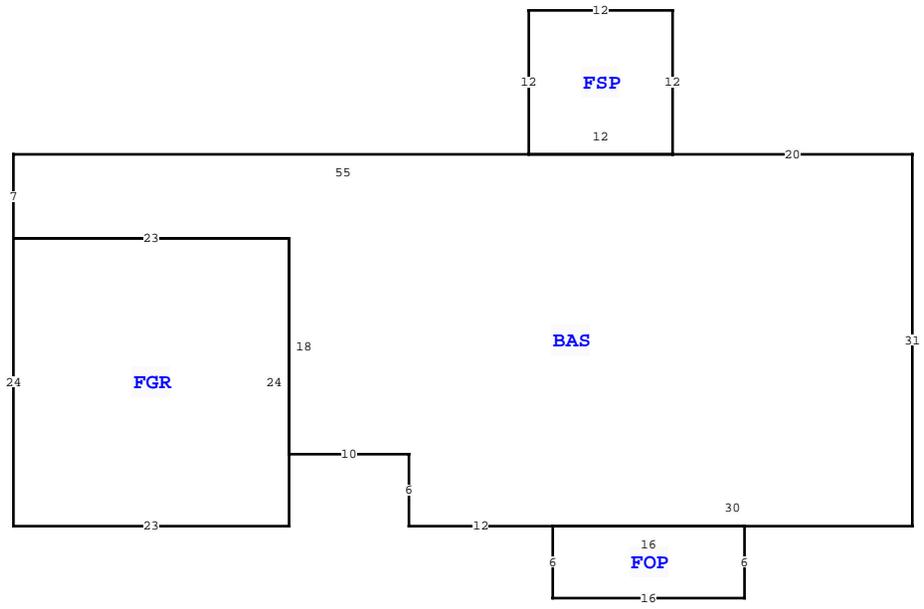




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	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	01
NEIGHBORHOOD/LOC	2516.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,713	100	
FGR	552	55	
FOP	96	30	
FSP	144	40	
TOTALS	2,505		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,104	114.2660	130.26	274,067	1991	1991	0	0	34.85	65.15
1 SINGLE FAM 100% - 0 Heated Area: 1713 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			178,555
TOTAL MARKET OB/XF VALUE			11,020
TOTAL LAND VALUE - MARKET			34,240
TOTAL MARKET VALUE			223,815
SOH/AGL Deduction			82,803
ASSESSED VALUE			141,012
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			89,601
TOTAL JUST VALUE			223,815
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,296
SALE:1:1: 2.14 ACRES			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046971	Remodel	19,741	04/14/2023
37965	PUMP/UTPOL	50	04/08/2019
19202	STORAGE	115	02/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0697/0294	9/19/1989	WD Q	Q	V		9,000
GRANTOR: GIEBEIG PETER						
GRANTEE: RICHARD BEACH						

EXTRA FEATURES		238 SW IRWING GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100 0 0
2	0166	CONC, PAVMT	0 100 20 23
3	0030	BARN, MT	0 0 24 24
4	0166	CONC, PAVMT	0 100 0 0
5	0252	LEAN-TO W/	0 100 12 24
6	0070	CARPORT UF	0 100 24 26

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/20/2026	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 FSP= N12 W12 S12 E12\$ W55 S7 FGR= S24 E23 N24 W23\$ E23 S18 E10 S6 E12 FOP= S6 E16 N6 W16\$ E30 N31\$.	

LAND DESCRIPTION		TOTAL OB/XF												11,020										
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	100		RSF-1	0.00	0.00	2.14	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,240							