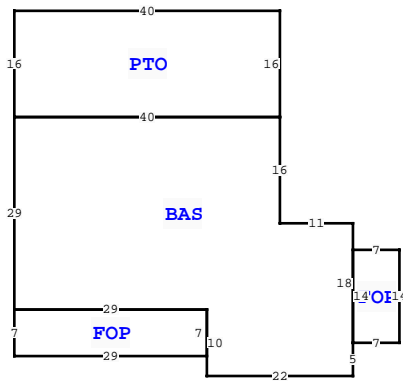
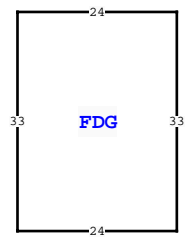
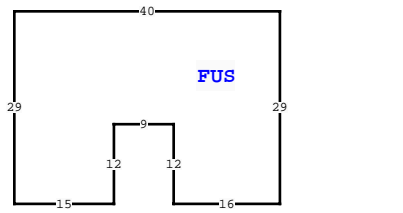


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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%	- 1997		Heated Area: 2575					HX Base Yr 1997		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,523	100		1,523	134,069
FDG	792	60		475	41,814
FOP	98	30		29	2,553
FOP	203	30		61	5,370
FUS	1,052	100		1,052	92,607
PTO	640	5		32	2,817
TOTALS	4,308			3,172	279,230

289 SW IRVING GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026
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	0280	POOL R/CON	0	100	18	32	UT	70.00	70.00	100	2000	2000	3	40	16,128	
2	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	1996	1996	3	100	1,929	
3	0294	SHED WOOD/	0	100	10	12	UT	7.50	7.50	75	1993	1993	3	75	675	
4	0166	CONC,PAVMT	0	100	0	0	UT	2.25	2.25	100	2009	2009	3	100	12,463	
5	0262	PRCH,FOP	0	100	5	34	UT	10.00	10.00	100	2009	2009	3	100	1,700	
6	0170	FPLC 2STRY	0	100	0	0	UT	2,750.00	2,750.00	100	2009	2009	3	100	2,750	
7	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF 41,345

LAND DESCRIPTION																								
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	1.83	AC		1.00	1.00	1.00	20,000.00	20,000.00	36,600							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		279,230	
TOTAL MARKET OB/XF VALUE		41,345	
TOTAL LAND VALUE - MARKET		36,600	
TOTAL MARKET VALUE		357,175	
SOH/AGL Deduction		103,301	
ASSESSED VALUE		253,874	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		202,463	
TOTAL JUST VALUE		357,175	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,815	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052049	Generator	0	01/13/2025
16868	POOL	115	04/19/2000
16614	GARAGE	100	02/18/2000
11449	SFR	380	07/26/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0779/1159	9/02/1993	WD	U	I	12	12,500
GRANTOR: MARC TENNEBOE						
GRANTEE: MATTHEW SKOWRON						
0755/0753	12/13/1991	WD	U	V	12	12,500
GRANTOR: JAMES FALLUCCO						
GRANTEE: MARC TENNEBOE						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W40 S29 FOP= S7 E29 N7 W29\$ E29 S10 E22 N5 FOP= E7 N14 W7 S14\$ N18 W11 N16\$ PTO= N16 W40 S16 E40\$ PTR= N30 FUS= N29 W40 S29 E15 N12 E9 S12 E16\$ S30\$ PTR= E40 FDG= E24 N33 W24 S33\$ W40\$.												