



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	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	1,353	100	
FGR	400	55	
FOP	114	30	
FST	144	55	
PTO	168	5	
TOTALS	2,179		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,694	117.1100	131.16	222,185	1990	2006	0	0	19.48	80.52

1 SINGLE FAM 0% - 2023 Heated Area: 1353 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			178,903
TOTAL MARKET OB/XF VALUE			1,532
TOTAL LAND VALUE - MARKET			27,200
TOTAL MARKET VALUE			207,635
SOH/AGL Deduction			0
ASSESSED VALUE			207,635
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			207,635
TOTAL JUST VALUE			207,635
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/591	2/22/2022	WD	Q	I	01	218,000
GRANTOR: COOKE CHANCE ROSS						
GRANTEE: YOUNG JUSTIN A						
1079/1582	3/30/2006	WD	Q	I		132,800
GRANTOR: DEAN K COOKE						
GRANTEE: CHANCE ROSS & KRIST						

EXTRA FEATURES		251 SW IRWING GLN, LAKE CITY															
L	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	0	19	20	380.00	UT	1.40	1.40	100	0	0	3	100	532	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	

LAND DESCRIPTION		TOTAL OB/XF 1,532																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	1.36	AC		1.00	1.00	1.00	20,000.00	20,000.00	27,200							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 U2 L2 W4 L2 D2 PTO=N12 W14 S12 E14\$ W19 FST=W16 S9 E16 N9\$ S9 FGR=W16 S20 E20N20 W4\$ E4 S20 FOP= S6 E19 N6 W19\$ E45 N29\$.	