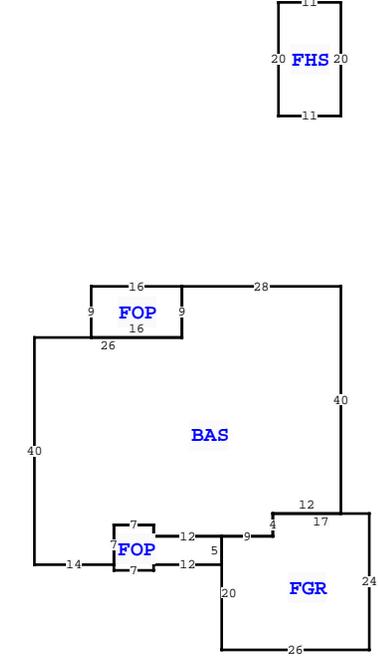


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectural Units	05	CONV 100 0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,683	139.2237	171.52	460,188	2014	2014	0	0	11.00	89.00		

1 SINGLE FAM 100% - 2022 Heated Area: 2370 HX Base Yr 2022



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	3416.0400	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,150	100		2,150	328,204
FGR	588	55		323	49,307
FHS	220	60		132	20,150
FOP	116	30		35	5,343
FOP	144	30		43	6,564
TOTALS	3,218			2,683	409,567

148 SW LOTUS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	0166	CONC, PAVMT	0	100	0	0	751.00	UT	2.00	2.00	100	2014	2014	3	100	1,502	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

TOTAL OB/XF 5,502

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		409,567		
TOTAL MARKET OB/XF VALUE		5,502		
TOTAL LAND VALUE - MARKET		38,500		
TOTAL MARKET VALUE		453,569		
SOH/AGL Deduction		48,611		
ASSESSED VALUE		404,958		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		353,547		
TOTAL JUST VALUE		453,569		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		458,171		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31744	SFR	901	02/13/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/2636	2/25/2021	WD Q	Q	I	01	375,000
GRANTOR: JONES CHRISTOPHER LAN						
GRANTEE: CRAVEN CHRISTOPHER						
1268/0610	1/10/2014	WD Q	Q	V	03	16,000
GRANTOR: EAGLE GROUP HOLDINGS						
GRANTEE: CHRISTOPHER LANCE J						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W28 POP= W16 S9 E16 N9\$ S9 W26 S40 E14 POP= S1 E7 N1 E12 N5 W12 N2 W7 S7\$ N7 E7 S2 E12 FGR= S20 E26 N24 W17 S4 W9\$ E9 N4 E12 N40\$ PTR= N30 FHS= N20 W11 S20 E11\$ S30\$.													