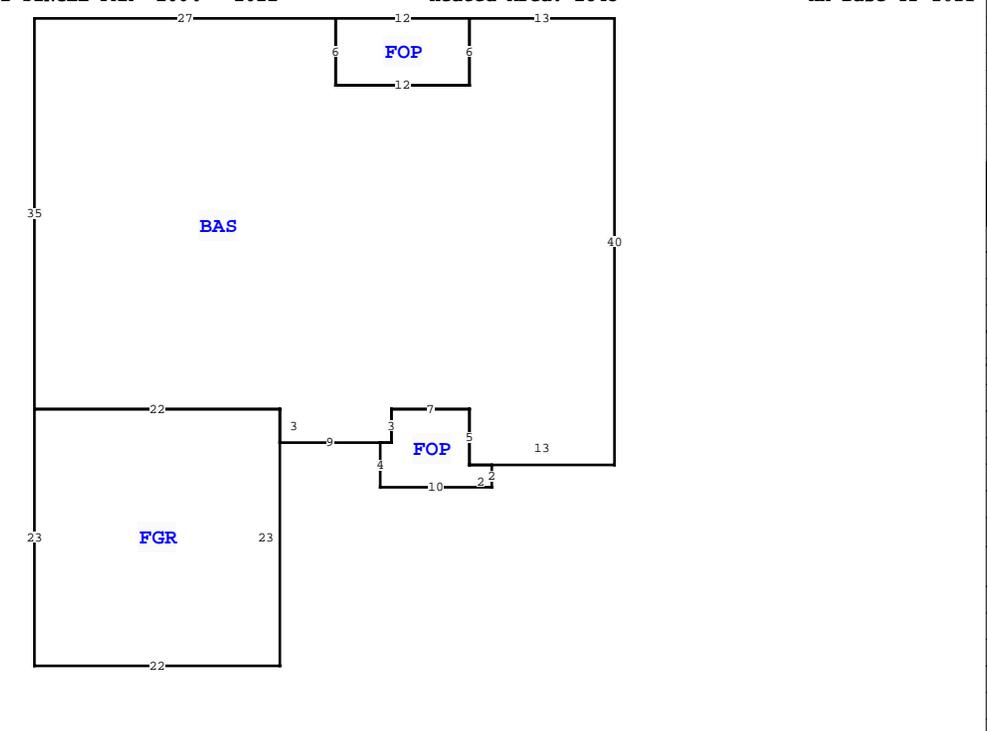


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,160	120.1442	136.96	295,834	2007	2007	0	0	18.00	82.00		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		242,584	
TOTAL MARKET OB/XF VALUE		4,731	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		277,315	
SOH/AGL Deduction		62,585	
ASSESSED VALUE		214,730	
TOTAL EXEMPTION VALUE		HX HB 13 214,730	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		277,315	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,971	



Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	3416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,843	100		1,843	206,982
FGR	506	55		278	31,222
FOP	57	30		17	1,909
FOP	72	30		22	2,471
TOTALS	2,478			2,160	242,584

140 SW BIRCH GLN, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24970	SFR	579	09/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/1946	3/10/2020	WD Q	Q	I	01	202,000
GRANTOR: JOSEPH E & MERYL E MU						
GRANTEE: NIKOLAS RYAN & KRIS						
1340/2328	7/17/2017	WD Q	Q	I	01	190,000
GRANTOR: DAVID C & AMELIA WILL						
GRANTEE: JOSEPH E & MERYL E						

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		3.00	3.00	100	2007	2007	3	100	4,131	
2	0169	FENCE/WOOD	0	100	0	0		0.00	0.00	100	2014	2014	3	100	600	

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				05/09/2025 MLU			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W13 FOP= W12 S6 E12 N6\$ S6 W12 N6 W27 S35 FGR= S23 E22 N23 W22\$ E22 S3 E9 FOP= S4 E10 N2 W2 N5 W7 S3 W1\$ E1 N3 E7 S5 E13 N40\$.													

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							