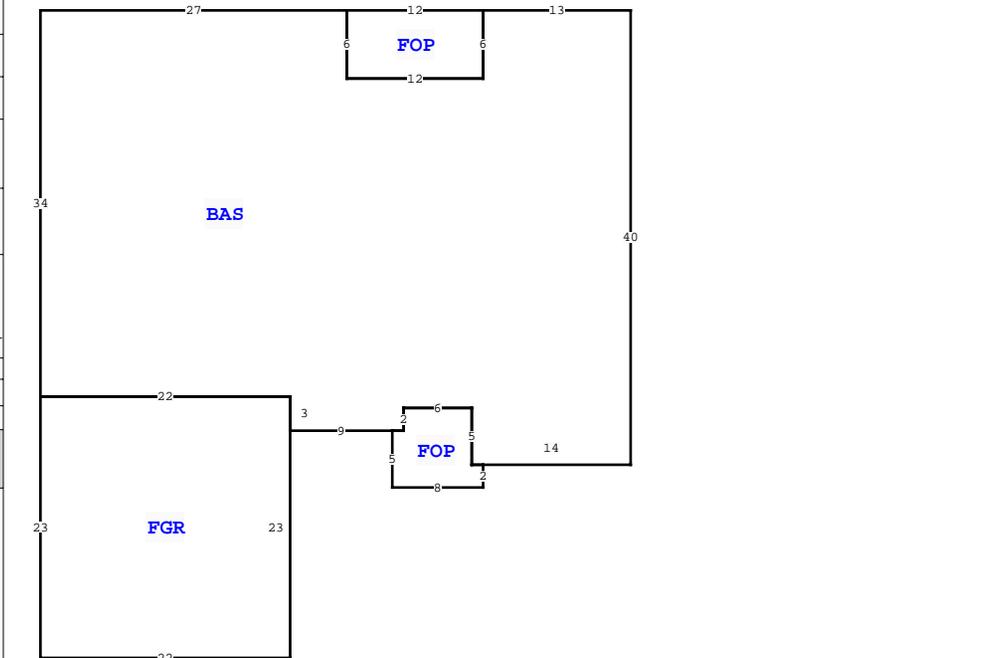


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	17	MSNRY STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,131	124.7994	142.27	303,177	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1816 HX Base Yr 2022													



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	1,816	100		1,816	211,857
FGR	506	55		278	32,432
FOP	49	30		15	1,750
FOP	72	30		22	2,567
TOTALS	2,443			2,131	248,605

164 SW BIRCH GLN, LAKE CITY

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

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	UT	3.00	3.00	100	2007	2007	3	100	4,440	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		248,605		
TOTAL MARKET OB/XF VALUE		5,640		
TOTAL LAND VALUE - MARKET		30,000		
TOTAL MARKET VALUE		284,245		
SOH/AGL Deduction		35,241		
ASSESSED VALUE		249,004		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		197,593		
TOTAL JUST VALUE		284,245		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		282,873		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055489	Roof Replacement	23,575	04/14/2026
25066	SFR	580	10/02/2006
24972	SFR	579	09/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/562	6/14/2021	WD Q	Q	I	01	243,000
GRANTOR: CONNER JAMES M & AMAN						
GRANTEE: SHAHEEN MICHAEL						
1194/2452	5/21/2010	WD Q	Q	I	01	177,500
GRANTOR: PHOENIX LAND DEVELOPM						
GRANTEE: JAMES M & AMANDA L						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 FOP= W12 S6 E12 N6\$ S6 W12 N6 W27 S34 FGR= S23 E22 N23 W22\$ E22 S3 E9 FOP= S5 E8 N2 W1 N5 W6 S2 W1\$ E1 N2 E6 S5 E14 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							