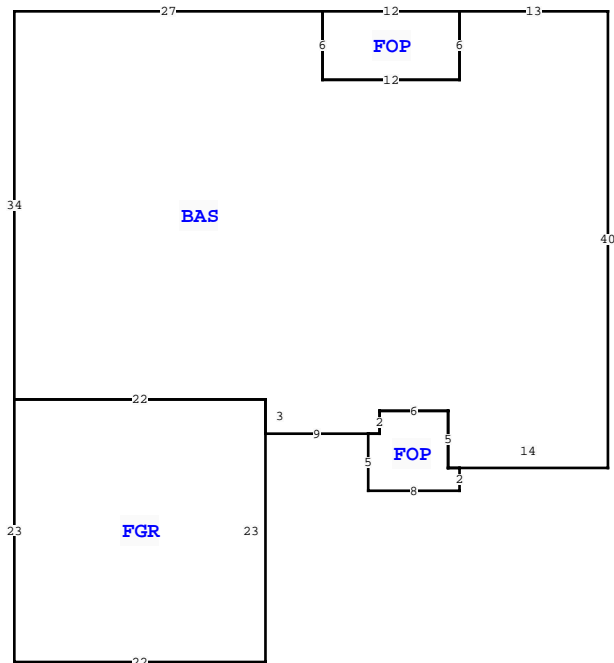


ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 80			
Exterior Wall	17	MSNRY STUC 20			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPK 80			
Interior Floor	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating 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			
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	208,149
FGR	506	55		278	31,864
FOP	49	30		15	1,720
FOP	72	30		22	2,522
TOTALS	2,443			2,131	244,254

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	139.78	297,871	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1816 HX Base Yr 2022													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			244,254	
TOTAL MARKET OB/XF VALUE			5,640	
TOTAL LAND VALUE - MARKET			30,000	
TOTAL MARKET VALUE			279,894	
SOH/AGL Deduction			30,890	
ASSESSED VALUE			249,004	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			197,593	
TOTAL JUST VALUE			279,894	
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						

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

BUILDING NOTES	
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\$.	

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	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	

TOTAL OB/XF														5,640
164 SW BIRCH GLN, LAKE CITY														

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							