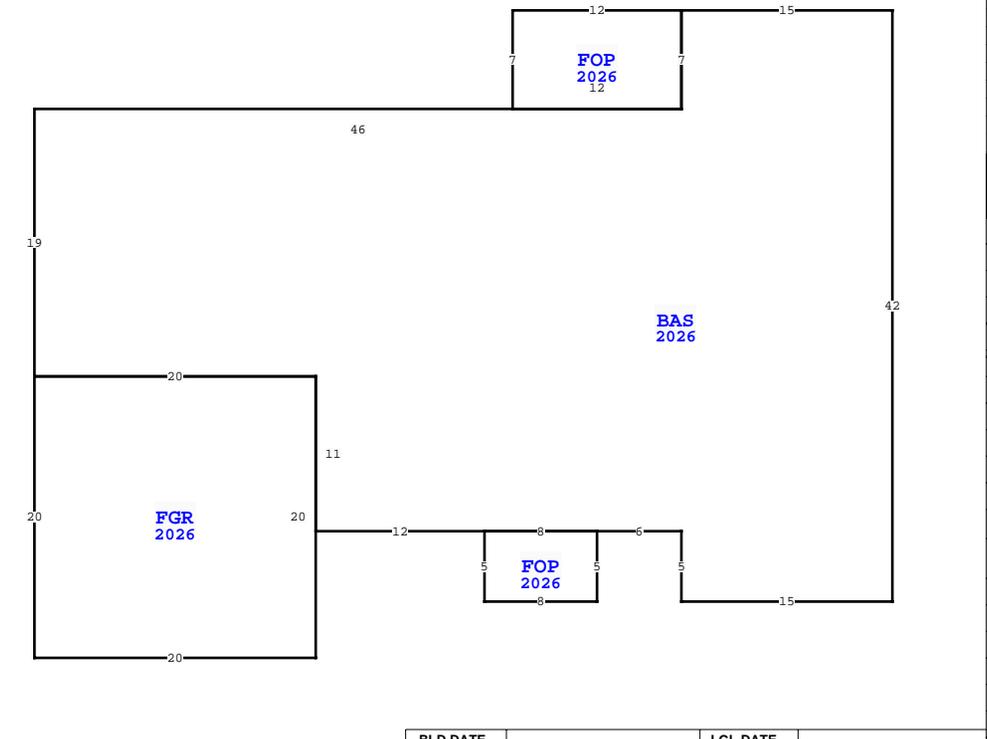


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		286,478	2025	2025	0	0	0.00	100.00



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			286,478	
TOTAL MARKET OB/XF VALUE			1,860	
TOTAL LAND VALUE - MARKET			30,000	
TOTAL MARKET VALUE			318,338	
SOH/AGL Deduction			44,684	
ASSESSED VALUE			273,654	
TOTAL EXEMPTION VALUE	HX HB 13		273,654	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			318,338	
NCON VALUE			288,338	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			30,000	

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	1,790	100	2026	1,790	250,511
FGR	400	55	2026	220	30,789
FOP	40	30	2026	12	1,679
FOP	84	30	2026	25	3,499
TOTALS	2,314			2,047	286,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052639	New Residential C	135,000	03/19/2025
35843	SFR	899	10/03/2017
25591	SFR	616	03/05/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/354	12/10/2025	WD	Q	I	01	380,000
GRANTOR: RJ CONSTRUCTION MAINT						
GRANTEE: RENICK KEEGAN						
1533/467	1/31/2025	WD	Q	V	01	38,000
GRANTOR: GONZALES CLAUDE						
GRANTEE: RJ CONSTRUCTION MAI						

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	2026	2025		100	1,860	

TOTAL OB/XF												1,860				
188 SW BIRCH GLN, LAKE CITY																
BLD DATE																
XF DATE												05/09/2025 MLU				
INC DATE																

BUILDING NOTES											
BAS=[YR=2026;ORIG=90,10] W15 S7 W46 S19 E20 S11 E12 E8 E6 S5 E15 N42 \$											
FGR=[YR=2026;ORIG=29,36] E20 S20 W20 N20 \$											
FOP=[YR=2026;ORIG=63,10] E12 S7 W12 N7 \$											
FOP=[YR=2026;ORIG=61,47] E8 S5 W8 N5 \$											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=90,10] W15 S7 W46 S19 E20 S11 E12 E8 E6 S5 E15 N42 \$											
FGR=[YR=2026;ORIG=29,36] E20 S20 W20 N20 \$											
FOP=[YR=2026;ORIG=63,10] E12 S7 W12 N7 \$											
FOP=[YR=2026;ORIG=61,47] E8 S5 W8 N5 \$											

LAND DESCRIPTION												TOTAL OB/XF												1,860				
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											