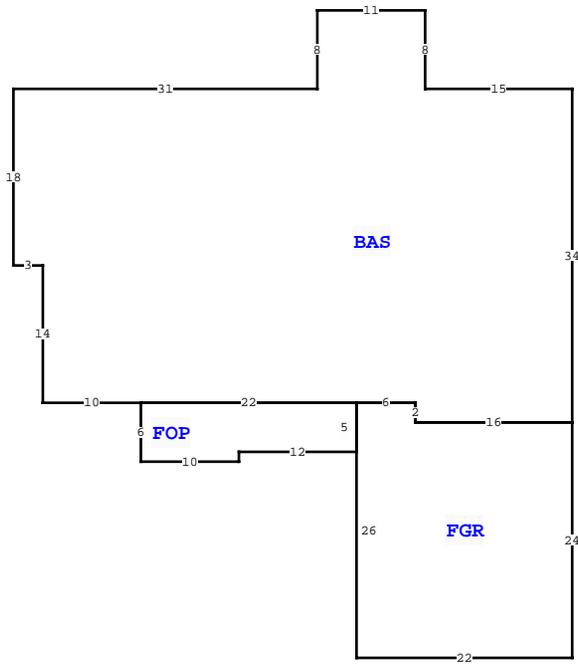


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,235	117.7968	134.29	300,138	2017	2017	0	0	0	8.00	92.00		
1 SINGLE FAM 100% - 2026 Heated Area: 1902 HX Base Yr 2026														



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	1,902	100		1,902	234,986
FGR	540	55		297	36,693
FOP	120	30		36	4,447
TOTALS	2,562			2,235	276,127

236 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	880.00	UT	2.00	2.00	100	2017	2017	3	100	1,760	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			276,127	
TOTAL MARKET OB/XF VALUE			4,260	
TOTAL LAND VALUE - MARKET			27,000	
TOTAL MARKET VALUE			307,387	
SOH/AGL Deduction			0	
ASSESSED VALUE			307,387	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			255,976	
TOTAL JUST VALUE			307,387	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			319,264	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34776	SFR	807	12/21/2016
25598	SFR	616	03/07/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/2098	10/27/2025	WD	Q	I	01	350,000
GRANTOR: HUNTER KYLE						
GRANTEE: LARSON REBECCA J						
1362/0021	5/29/2018	WD	Q	I	01	225,000
GRANTOR: ANN VILLAR						
GRANTEE: KYLE & MARKIE HUNTE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 N8 W11 S8 W31 S18 E3 S14 E10 FOP= S6 E10 N1 E12 N5 W22\$ E22 FGR= S26 E22 N24 W16 N2 W6\$ E6 S2 E16 N34\$.	

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	0.90	30,000.00	27,000.00	27,000									