LOT 8 LAUREL LAKE S/D PHASE 2. FERRELL MICHAEL

WD 1086-907. ,

2026

03-4S-16-02732-208

BUILDING CHARACTERISTICS

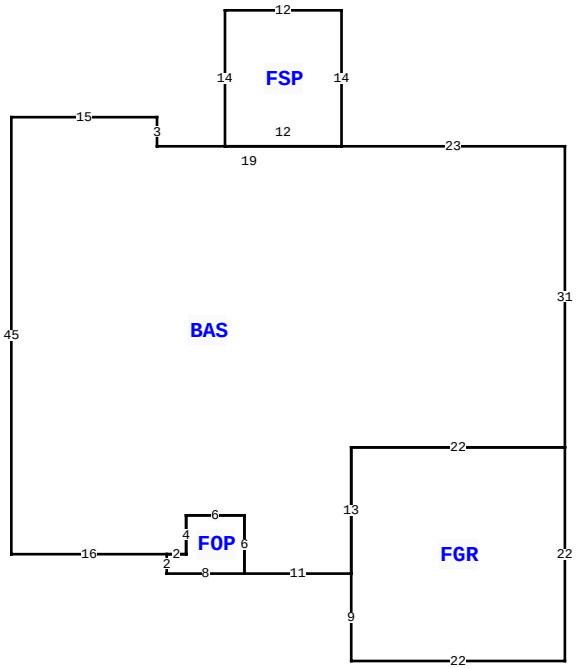
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,195	100		2,195	230,469
FGR	484	55		266	27,930
FOP	40	30		12	1,260
FSP	168	40		67	7,035
TOTALS	2,887			2,540	266,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,540	123.8787	141.22	358,699	2006	2006	0	0	0	25.65	74.35

1 SINGLE FAM 0% - 0 Heated Area: 2195 HX Base Yr



247 SW BIRCH GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	266,693
TOTAL MARKET OB/XF VALUE	3,455
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	300,148
SOH/AGL Deduction	0
ASSESSED VALUE	300,148
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,148
TOTAL JUST VALUE	300,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1086/0907	6/02/2006	WD	Q	I		248,900

GRANTOR: PHEONIX LAND DEVELOPE

GRANTEE: MICHAEL FERRELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N14 W12 S14 E12$ W19 N3 W15 S45 E16 FOP= S2 E8 N6 W6 S4 W2$ E2 N4 E6 S6 E11 FGR= S9 E22 N22 W22 S13$ N13 E22 N31$.

EXTRA FEATURES

LN	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	0	0	0	1,382.00	UT	2.50	2.50	100	2006	2006	3	100	3,455	

LAND DESCRIPTION

TOTAL OB/XF 3,455

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/26/2023 BY JB Total Acres: 0.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 05/12/2026 BY SYS