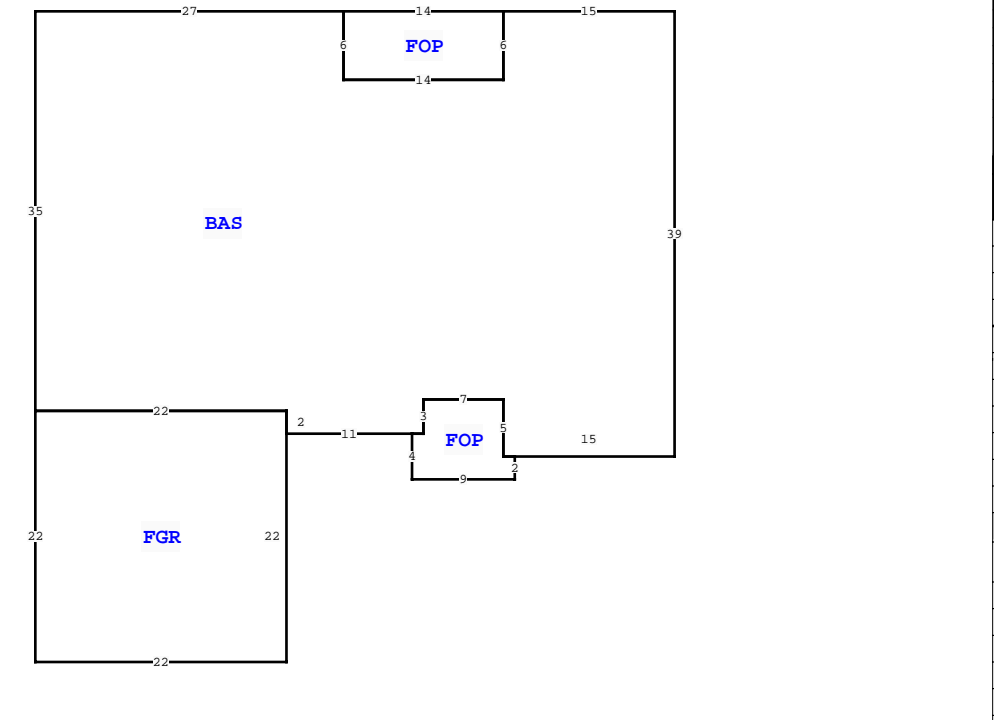




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	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	2,260	107.2820	120.16	271,562	2008	2008	0	0	23.80	76.20	

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	206,930	
TOTAL MARKET OB/XF VALUE	6,397	
TOTAL LAND VALUE - MARKET	30,000	
TOTAL MARKET VALUE	243,327	
SOH/AGL Deduction	84,160	
ASSESSED VALUE	159,167	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	107,756	
TOTAL JUST VALUE	243,327	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	247,129	



Quality	05	05			
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	1,953	100		1,953	178,820
FGR	484	55		266	24,356
FOP	55	30		16	1,465
FOP	84	30		25	2,289
TOTALS	2,576			2,260	206,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25406	SFR	616	01/16/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1284/2797	11/19/2014	WD Q	Q	I	01	154,000

GRANTOR: PHOENIX LAND DEVELOPM
GRANTEE: ANTONIO J PIERCE

205 SW BIRCH GLN, LAKE CITY	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

BUILDING NOTES	

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	0	3.00	3.00	100	2008	2008	3	100	3,897	
2	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2017	2017	3	100	2,500	

BUILDING DIMENSIONS	
BAS= W15 FOP= W14 S6 E14 N6\$ S6 W14 N6 W27 S35 FGR= S22 E22 N22 W22\$ E22 S2 E11 FOP= S4 E9 N2 W1 N5 W7 S3 W1\$ E1 N3 E7 S5 E15 N39\$.	

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							