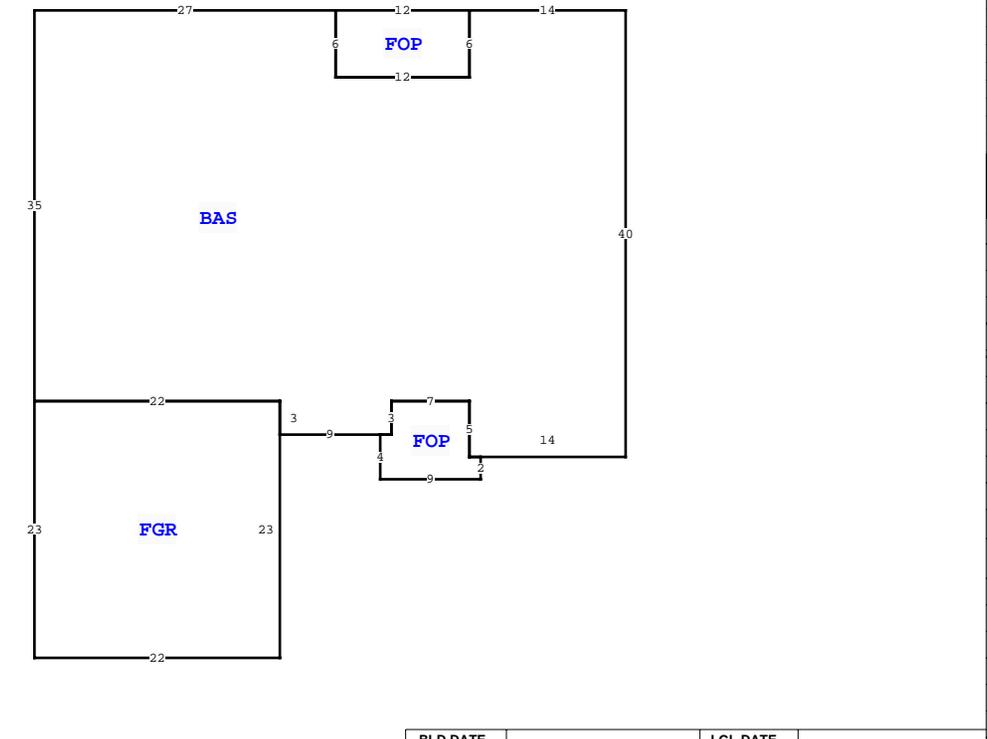




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN	AVG 80
Exterior Wall	19	COMMON	BRK 20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,199	109.9980	125.40	275,755	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1883 HX Base Yr 2023													



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	1,883	100		1,883	193,625
FGR	506	55		278	28,586
FOP	55	30		16	1,645
FOP	72	30		22	2,262
TOTALS	2,516			2,199	226,119

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			226,119	
TOTAL MARKET OB/XF VALUE			5,674	
TOTAL LAND VALUE - MARKET			30,000	
TOTAL MARKET VALUE			261,793	
SOH/AGL Deduction			16,310	
ASSESSED VALUE			245,483	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			194,072	
TOTAL JUST VALUE			261,793	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			260,535	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25066	SFR	580	10/02/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2714	11/23/2022	WD U		I	30	125,500
GRANTOR: JOHNSON HUGH						
GRANTEE: ROBERTS WILLIAM GLE						
1479/2697	11/21/2022	WD U		I	37	109,100
GRANTOR: PHOENIX LAND DEVELOPM						
GRANTEE: JOHNSON HUGH						

EXTRA FEATURES														BLD DATE		LGL DATE			
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	BLD DATE	LGL DATE
1	0166	CONC, PAVMT	0	100	0	0	1,358.00	UT	3.00	3.00	100	2007	2007	3	100	4,074		05/09/2025	MLU
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600			
3	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000			

BUILDING NOTES													
175 SW BIRCH GLN, LAKE CITY													

BUILDING DIMENSIONS													
BAS= W14 FOP= W12 S6 E12 N6\$ S6 W12 N6 W27 S35 FGR= S23 E22 N23 W22\$ E22 S3 E9 FOP= S4 E9 N2 W1 N5 W7 S3 W1\$ E1 N3 E7 S5 E14 N40\$.													

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							