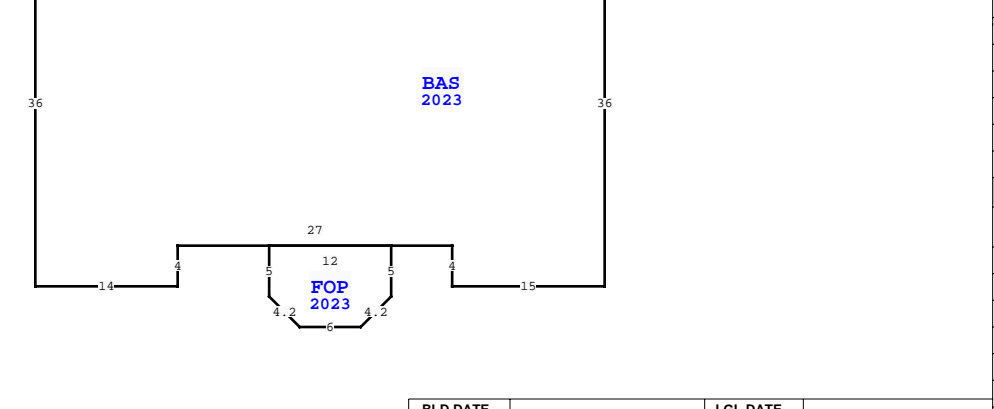


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,311	125.7795	140.87	325,551	2022	2022	0	0	0	3.00	97.00		



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
06	06	0100	SINGLE FAMILY		06	3416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,908	100	2023	1,908	260,717		
FGR	576	55	2023	317	43,316		
FOP	87	30	2023	26	3,553		
FOP	200	30	2023	60	8,198		
TOTALS	2,771			2,311	315,784		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		315,784	
TOTAL MARKET OB/XF VALUE		8,884	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		354,668	
SOH/AGL Deduction		0	
ASSESSED VALUE		354,668	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		354,668	
TOTAL JUST VALUE		354,668	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		357,924	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048353	Solar Power Syste	13,000	10/06/2023
000034760	New Residential C	0	04/22/2022
34760	SFR		01/29/2021
35948	GARAGE	235	11/01/2017
34760	SFR	625	12/19/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1004	5/06/2022	WD Q	Q	I	01	335,000

GRANTOR: HARRINGTON STEPHANIE
GRANTEE: OWEN FARHOD
1342/0131 8/04/2017 WD Q I 01 72,700
GRANTOR: GERALD D FLEMING II
GRANTEE: STEPHANIE HARRINGTO

EXTRA FEATURES		190 SW CAMPHOR CT, LAKE CITY															
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	0	0	0	1,120.00	UT	3.00	3.00	100	2023	2022		100	3,360	
2	0261	PRCH, UOP	0	0	12	36	1.00	UT	3,024.00	3,024.00	100	2024	2023		100	3,024	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

LAND DESCRIPTION		TOTAL OB/XF 8,884																						
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	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		BY		Total Acres:		Total Land Value:		Market:		Agricultural:		Common:		PRINTED	
09/26/2023		JB		0.50		30,000		0		0		30,000		07/01/2026 BY SYS	