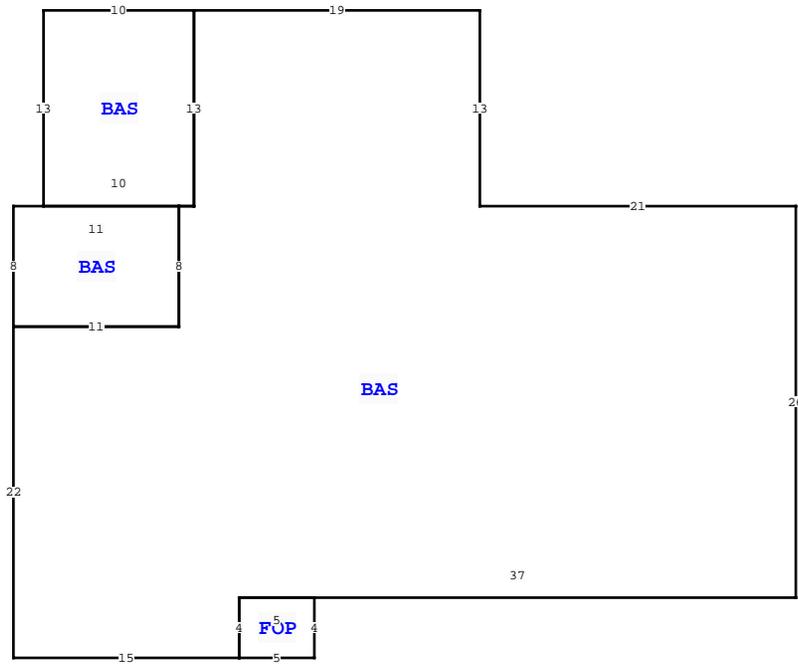


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	1,795	112.8000	126.34	226,780	1963	1995		0	0	35.00	65.00	
1 SINGLE FAM 0% - 2022 Heated Area: 1789 HX Base Yr													



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		3417.0100 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	88	100		88	7,227
BAS	130	100		130	10,676
BAS	1,571	100		1,571	129,012
FOP	20	30		6	493
TOTALS	1,809			1,795	147,407

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			147,407	
TOTAL MARKET OB/XF VALUE			1,150	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			167,057	
SOH/AGL Deduction			0	
ASSESSED VALUE			167,057	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			167,057	
TOTAL JUST VALUE			167,057	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			167,057	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054221	Roof Replacement	6,450	10/09/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/659	1/29/2021	WD Q	Q	I	01	149,000
GRANTOR: STINSON AMANDA A &						
GRANTEE: GUESS LYNNE						
1324/0477	10/18/2016	WD U	U	I	12	75,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: AMANDA A STINSON &						

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	600	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

TOTAL OB/XF														1,150							
219 SE OAK HILL ST, LAKE CITY														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2023	MLU

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W21 N13 W19 S13 W1 S8 W11 S22 E15 N4 E37 N26 \$													
BAS=[ORIG=-40,-13] W10 S13 E10 N13 \$													
BAS=[ORIG=-41,0] W11 S8 E11 N8 \$													
POP=[ORIG=-37,30] E5 N4 W5 S4 \$													

LAND DESCRIPTION														TOTAL OB/XF														1,150			
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	85.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500														