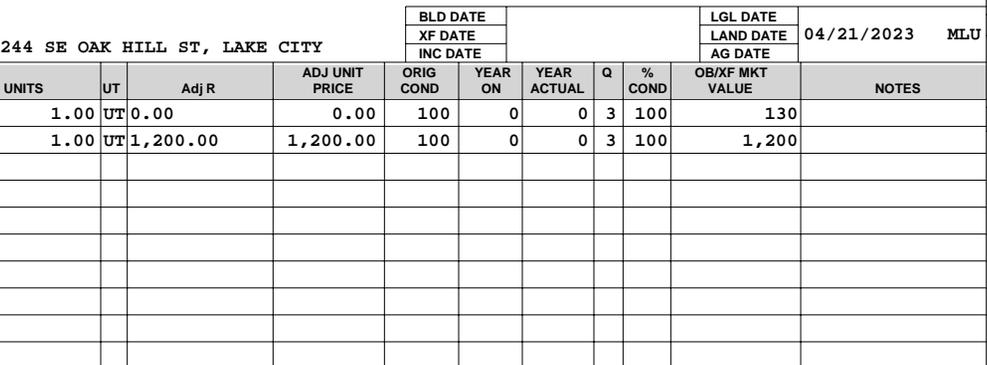


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	02 02 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,608	124.8786	139.86	224,895	1963	2005	0	0	25.00	75.00	
1 SINGLE FAM			100% - 2025	Heated Area: 1501			HX Base Yr 2025					



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	1,501	100		1,501	157,448
FOP	12	30		4	419
FST	88	55		48	5,035
UCP	275	20		55	5,769
TOTALS	1,876			1,608	168,671

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	1.00	UT	0.00	100	0	0	3	100	130	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
244 SE OAK HILL ST, LAKE CITY			04/21/2023 MLU		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			168,671
TOTAL MARKET OB/XF VALUE			1,330
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			188,501
SOH/AGL Deduction			0
ASSESSED VALUE			188,501
TOTAL EXEMPTION VALUE			56,411
BASE TAXABLE VALUE			132,090
TOTAL JUST VALUE			188,501
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047083	Roof Replacement	9,100	04/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1508/2378	2/15/2024	WD Q	Q	I	01	239,900
GRANTOR: J & R TILE AND MORE I						
GRANTEE: KENNEDY DUSTIN A						
1481/1971	12/16/2022	WD Q	Q	I	01	110,000
GRANTOR: PARKER DEVELOPMENT LL						
GRANTEE: J & R TILE AND MORE						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W13 S12 W26 FST= W11 S8E11 N8\$ S8 W11 S23 UCP= S25 E11 N25 W11\$ E11 FOP= E4 N3 W4 S3\$ N3 E39 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	80.00	115.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								