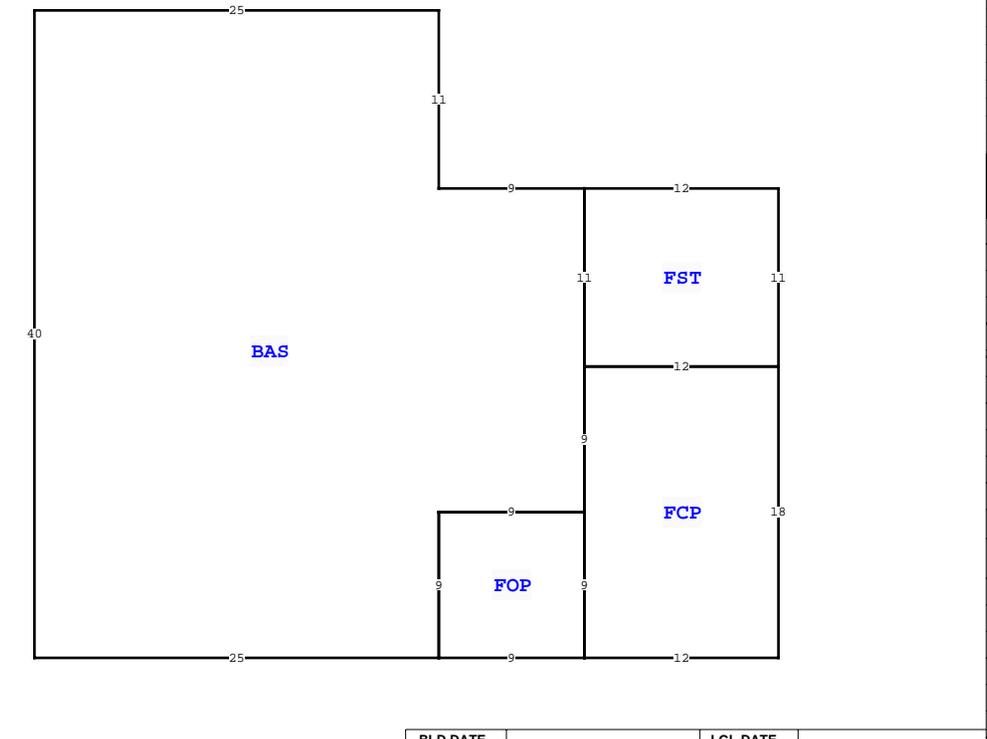


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	18 CEMENT BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	10 TERRAZZO 90
Interior Floor	14 CARPET 10
Air Condition	01 NONE 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
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	1,331	111.3840	126.98	169,010	1963	1963	0	0	35.00	65.00		



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		06	3417.0100	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,180	100		1,180	97,393		
FCP	216	25		54	4,457		
FOP	81	30		24	1,981		
FST	132	55		73	6,026		
TOTALS	1,609			1,331	109,856		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		109,856	
TOTAL MARKET OB/XF VALUE		1,050	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		129,406	
SOH/AGL Deduction		67,244	
ASSESSED VALUE		62,162	
TOTAL EXEMPTION VALUE		HX HB VX WX 47,162	
BASE TAXABLE VALUE		15,000	
TOTAL JUST VALUE		129,406	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043492	Roof Replacement	9,000	01/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/539	5/11/2023	LE U		I	14	0

GRANTOR: COHRS CAROL L
GRANTEE: COHRS CAROL L (ENH
1295/2536 6/02/2015 LE U I 14 100
GRANTOR: CAROL L COHRS (A WIDO
GRANTEE: CAROL L COHRS (RESR

EXTRA FEATURES		BLD DATE		LGL DATE		XF DATE		INC DATE		LAND DATE		AG DATE	
176 SE OSCEOLA PL, LAKE CITY				04/21/2023		MLU							

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	0.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	100	8	11	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W9 N11 W25 S40 E25 FOP= E9 N9 W9 S9\$ N9 E9 FCP= S9 E12 N18 W12 S9\$ N9 FST= E12 N11 W12 S11\$ N11\$.													

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	85.00	105.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							