

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	11	CLAY TILE	10		
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	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	3417.0200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	42	100		42	3,396
BAS	1,579	100		1,579	127,688
FGR	525	55		289	23,370
FOP	35	30		10	809
FOP	173	30		52	4,205
FSP	110	40		44	3,558
FSP	160	40		64	5,175
TOTALS	2,624			2,080	168,202

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,080	111.0780	124.41	258,773	1989	1989	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1621 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			168,202
TOTAL MARKET OB/XF VALUE			41,845
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			232,547
SOH/AGL Deduction			85,066
ASSESSED VALUE			147,481
TOTAL EXEMPTION VALUE			147,481
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			232,547
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			230,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052137	Roof Replacement	25,300	01/24/2025
31743	POOL ENCL	100	02/13/2014
31667	POOL	325	01/03/2014
28847	ADDN SFR	132	09/09/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0749/1153	8/16/1991	WD	Q	I		64,900
GRANTOR: GREGORY WALTRIP						
GRANTEE: CLAUDE BRADFORD						
0693/0699	8/08/1989	WD	Q	I		63,100
GRANTOR: MILTON						
GRANTEE: WALTRIP						

EXTRA FEATURES		230 SE CAROB GLN, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	15	30	1.00	UT	0.00	100	0	0	3	100	630	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	100	1993	1993	3	100	150	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2004	2004	3	100	500	
5	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	100	2004	2004	3	100	960	
6	0169	FENCE/WOOD	0	100	0	0	480.00	UT	15.50	100	2012	2012	3	75	5,580	
7	0280	POOL R/CON	0	100	13	31	403.00	UT	70.00	100	2014	2014	3	76	21,440	
8	0282	POOL ENCL	0	100	28	45	1,260.00	UT	15.00	100	2014	2014	3	45	8,505	
9	0070	CARPORT UF	0	100	16	60	960.00	UT	3.00	100	2017	2017	3	100	2,880	

TOTAL OB/XF												41,845												
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

LAND DESCRIPTION		TOTAL OB/XF 41,845																						
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							