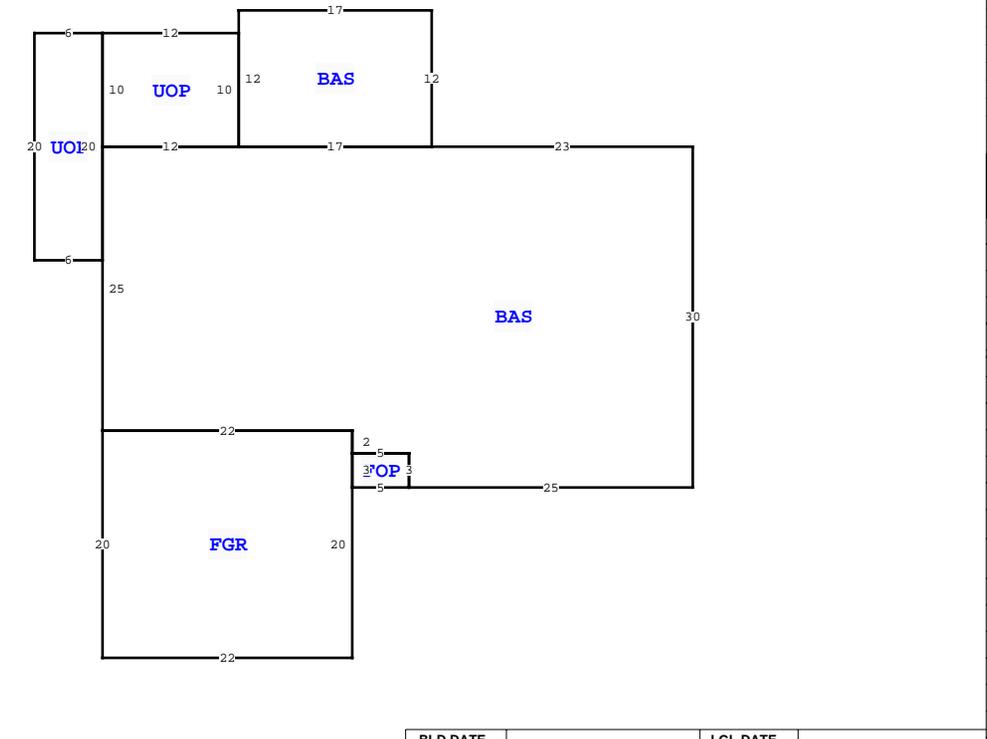


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
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	1,933	122.9580	137.71	266,193	1986	2000	0	0	25.00	75.00	
1 SINGLE FAM 100% - 2026 Heated Area: 1639 HX Base Yr 2025												



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	204	100		204	21,070
BAS	1,435	100		1,435	148,211
FGR	440	55		242	24,995
FOP	15	30		4	413
UOP	120	20		24	2,479
UOP	120	20		24	2,479
TOTALS	2,334			1,933	199,645

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		199,645	
TOTAL MARKET OB/XF VALUE		23,360	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		241,505	
SOH/AGL Deduction		0	
ASSESSED VALUE		241,505	
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE		185,094	
TOTAL JUST VALUE		241,505	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,167	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049112	Storage Building	23,220	01/29/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/2057	1/03/2024	WD	Q	I	01	250,000
GRANTOR: LESCENSKI PAUL						
GRANTEE: BANNICK ERICK						
1237/1410	6/28/2012	WD	U	I	12	70,000
GRANTOR: JP MORGAN CHASE BANK						
GRANTEE: PAUL & SUSAN LESCEN						

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	UT	1.00	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	UT	8.00	8.00	100	1999	1999	3	100	1,760	
4	0294	SHED WOOD/	0	100	12	12	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0030	BARN, MT	0	100	0	0	UT	18,900.00	18,900.00	100	2025	2024		100	18,900	
6	0166	CONC, PAVMT	0	100	0	0	UT	300.00	300.00	100	2025	2024		100	300	

TOTALS		175 SE MOSSY CT, LAKE CITY			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 BAS= N12 W17 S12 E17\$ W17 UOP= N10 W12 UOP= W6 S20 E6 N20\$ S10 E12\$ W12S25 FGR= S20 E22 N20 W22\$ E22 S2 FOP= S3E5 N3 W5\$ E5 S3 E25 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF 23,360																						
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	18,500.00	18,500.00	18,500							