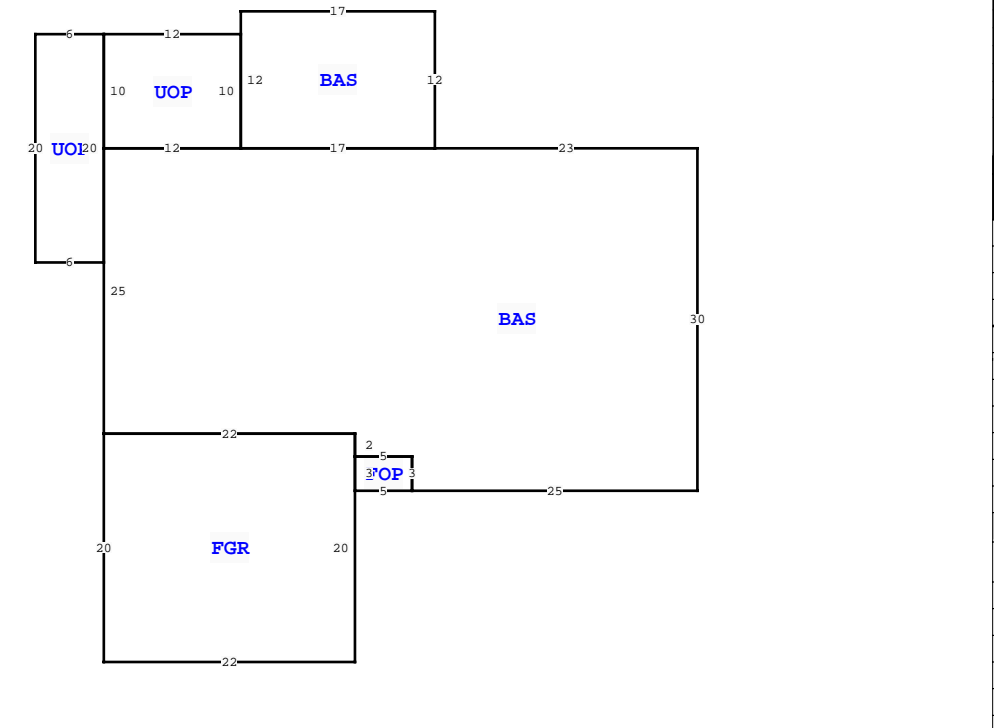


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
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

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	



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
<b>TOTALS</b>	<b>2,334</b>			<b>1,933</b>	<b>199,645</b>

175 SE MOSSY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	0.00	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	220.00	UT	8.00	8.00	100	1999	1999	3	100	1,760	
4	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0030	BARN, MT	0	100	0	0	1.00	UT	18,900.00	18,900.00	100	2025	2024		100	18,900	
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	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
000055470	Remodel	6,311	04/14/2026
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	Q	I	01	250,000
GRANTOR: LESCENSKI PAUL						
GRANTEE: BANNICK ERICK						
1237/1410	6/28/2012	WD U	U	I	12	70,000
GRANTOR: JP MORGAN CHASE BANK						
GRANTEE: PAUL & SUSAN LESCEN						

BUILDING NOTES												
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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\$.												