



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	10	ABOVE AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual Units	05	CONV	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	1,300	100		1,300	108,659
FOP	114	30		34	2,842
UCP	468	20		94	7,857
UOP	100	20		20	1,672
TOTALS	1,982			1,448	121,029

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,448	112.8000	128.59	186,198	1989	1989	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1300 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		121,029	
TOTAL MARKET OB/XF VALUE		1,130	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		140,659	
SOH/AGL Deduction		0	
ASSESSED VALUE		140,659	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		140,659	
TOTAL JUST VALUE		140,659	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,541	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1084	4/27/2021	WD	Q	I	01	107,500
GRANTOR: DAVIS PATRICIA H						
GRANTEE: LANTROOP LACIE NICO						
0878/2269	1/01/1999	QC	Q	I	01	0
GRANTOR: JOHN ROBERT & MELISSA						
GRANTEE: ROBERT K & PATRICIA						

EXTRA FEATURES		181 SE KIWI WAY, 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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	330	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W25 UOP= N10 W10 S10 E10\$ W25 UCP= W18 S26 E18 N26\$ S26 E15 FOP= S6 E19N6 W19\$ E35 N26\$.											

LAND DESCRIPTION												TOTAL OB/XF 1,130												
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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							