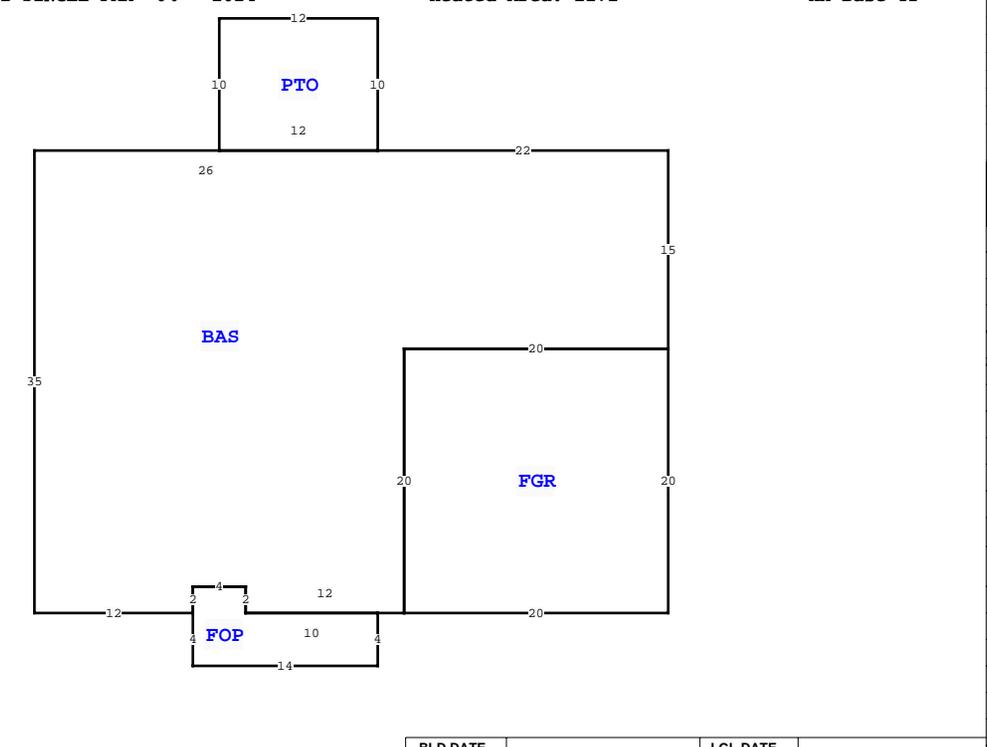


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
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	1,517	134.6400	150.80	228,764	2005	2005	0	0	20.00	80.00		



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	3417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100		1,272	153,454
FGR	400	55		220	26,541
FOP	64	30		19	2,292
PTO	120	5		6	724
TOTALS	1,856			1,517	183,011

159 SE MEGAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	0	0	838.00	UT	2.50	2.50	100	2005	2005	3	100	2,095	

TOTAL OB/XF														2,095										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			183,011
TOTAL MARKET OB/XF VALUE			2,095
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			207,606
SOH/AGL Deduction			0
ASSESSED VALUE			207,606
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			207,606
TOTAL JUST VALUE			207,606
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22802	SFR	392	02/09/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/16	4/20/2023	QC	U	I	11	100

GRANTOR: DOMINION REAL ESTATE
GRANTEE: THE THEOS TRUST

1462/1792	3/17/2022	QC	U	I	11	100
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GRANTOR: DOMINION ESTATES LLC
GRANTEE: DOMINION REAL ESTAT

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W22 PTO= N10 W12 S10 E12\$ W26 S35 E12 FOP= S4 E14 N4 W10 N2 W4 S2\$ N2 E4 S2 E12 FGR= E20 N20 W20 S20 \$ N20 E20 N15\$.