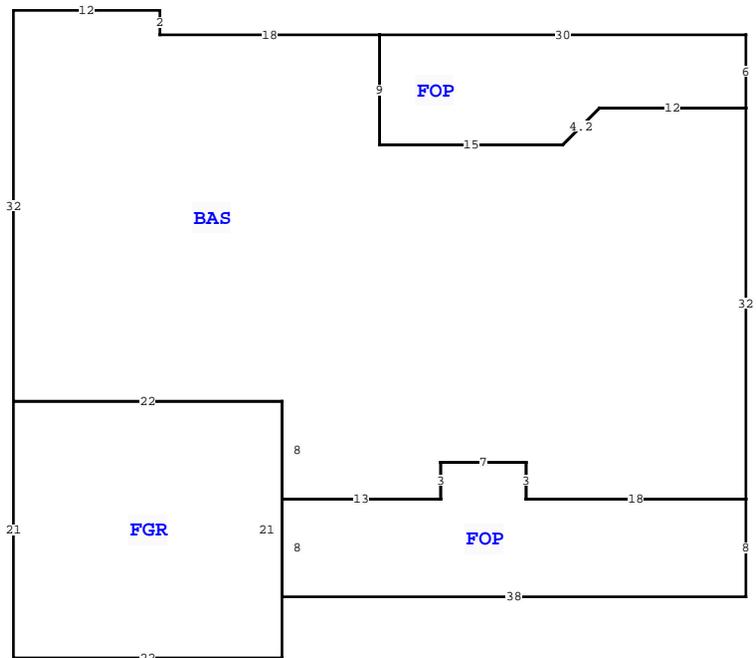


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architactual Units	05 CONV 100 0 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	33316.030 1.10/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,299	107.6700	132.65	304,962	2019	2019	0	0	6.00	94.00	
1 SINGLE FAM			0% - 2025	Heated Area: 1878			HX Base Yr					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100		1,878	234,170
FGR	462	55		254	31,671
FOP	230	30		69	8,604
FOP	325	30		98	12,220
TOTALS	2,895			2,299	286,664

EXTRA FEATURES		127 SW OLD PECAN CT, 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	790.00	UT	2.48	2.48	100	2019	2019	3	100	1,955	
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,600.00	6,600.00	100	2022	2020		70	4,620	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/24/2023	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	286,664		
TOTAL MARKET OB/XF VALUE	6,575		
TOTAL LAND VALUE - MARKET	26,400		
TOTAL MARKET VALUE	319,639		
SOH/AGL Deduction	0		
ASSESSED VALUE	319,639		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	319,639		
TOTAL JUST VALUE	319,639		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	323,019		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38108	SFR	927	05/13/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/2699	2/18/2022	WD Q	Q	I	01	325,000
GRANTOR: RICHARDSON JOHNNY W I						
GRANTEE: CRAWFORD JIWAN PERE						
1402/1023	12/31/2019	WD Q	Q	I	01	262,000
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: JOHNNY W III & CHES						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W18 N2 W12 S32 E22 S8 E13 N3 E7 S3 E18 N32 W12 D3L3 W15 N9 \$	
FGR=[ORIG=-30,30] S21 E22 N21 W22 \$	
FOP=[ORIG=-8,38] S8 E38 N8 W18 N3 W7 S3 W13 \$	
FOP=[ORIG=30,6] N6 W30 S9 E15 U3R3 E12 \$	

LAND DESCRIPTION		TOTAL OB/XF 6,575																						
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	1.10	24,000.00	26,400.00	26,400							