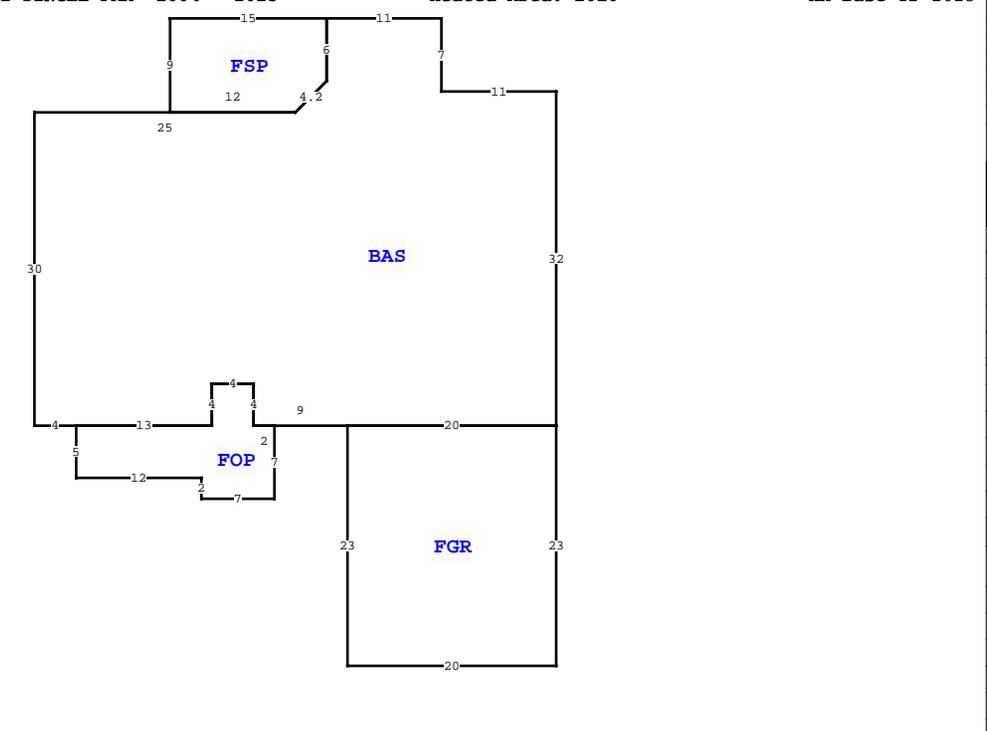


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architactual	05 CONV 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,953	119.5425	147.28	287,638	2019	2019	0	0	6.00	94.00	



Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	33316.030 1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,610	100		1,610	222,894
FGR	460	55		253	35,026
FOP	125	30		38	5,261
FSP	131	40		52	7,199
TOTALS	2,326			1,953	270,380

150 SW OLD PECAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023
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		2.20	2.20	100	2019	2019	3	100	1,408	
2	0166	CONC, PAVMT	0	100	0	0		2.20	2.20	100	2019	2019	3	100	220	

TOTAL OB/XF 1,628

LAND DESCRIPTION																								
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	1.10	24,000.00	26,400.00	26,400							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	270,380			
TOTAL MARKET OB/XF VALUE	1,628			
TOTAL LAND VALUE - MARKET	26,400			
TOTAL MARKET VALUE	298,408			
SOH/AGL Deduction	7,587			
ASSESSED VALUE	290,821			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	239,410			
TOTAL JUST VALUE	298,408			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	301,284			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37643	SFR	823	01/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/2279	7/25/2022	WD Q	Q	I	01	324,900
GRANTOR: SHI BINHONG						
GRANTEE: BOLKOSKY APRIL S						
1386/2530	6/17/2019	WD Q	Q	I	01	212,900
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: BINHONG SHI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,-7] W11 N7 W11 S6 D3L3 W25 S30 E4 E13 N4 E4 S4 E9 E20 N32 \$
FGR=[ORIG=-20,25] S23 E20 N23 W20 \$
FSP=[ORIG=-22,-14] W15 S9 E12 U3R3 N6 \$
FOP=[ORIG=-46,25] S5 E12 S2 E7 N7 W2 N4 W4 S4 W13 \$