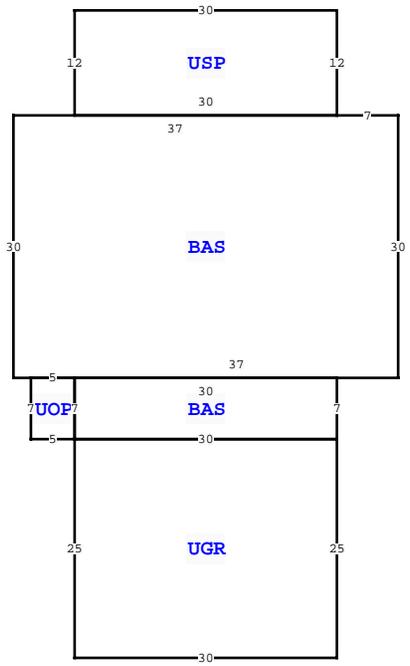


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2025		266,473	1987	1987	0	0	35.00	65.00	Heated Area: 1530 HX Base Yr 2025	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100		210	18,178
BAS	1,320	100		1,320	114,260
UGR	750	45		338	29,257
UOP	35	20		7	606
USP	360	35		126	10,906
TOTALS	2,675			2,001	173,207

EXTRA FEATURES		159 SW ASPEN GLN, 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	790	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	200	

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		173,207	
TOTAL MARKET OB/XF VALUE		990	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		192,697	
SOH/AGL Deduction		0	
ASSESSED VALUE		192,697	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		141,286	
TOTAL JUST VALUE		192,697	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,667	
LAND:1:1: 0.25 AC.			
SALE:1:1: LOT 4 BLK A WOODGATE VILLAGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/2298	6/28/2021	WD Q	Q	I	01	207,000
GRANTOR: SOHAM UNIVERSAL LLC						
GRANTEE: CHOINIERE TYLER J						
1251/1475	3/13/2013	QC U	U	I	11	37,500
GRANTOR: BANK OF AMERICA N A						
GRANTEE: SOHAM UNIVERSAL LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W7 USP= N12 W30 S12 E30\$ W37 S30 E2 UOP= S7 E5 N7 W5\$ E5	
BAS= S7 UGR= S25 E30 N25 W30\$ E30 N7 W30\$ E37 N30\$.	

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		RMH-2	75.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							