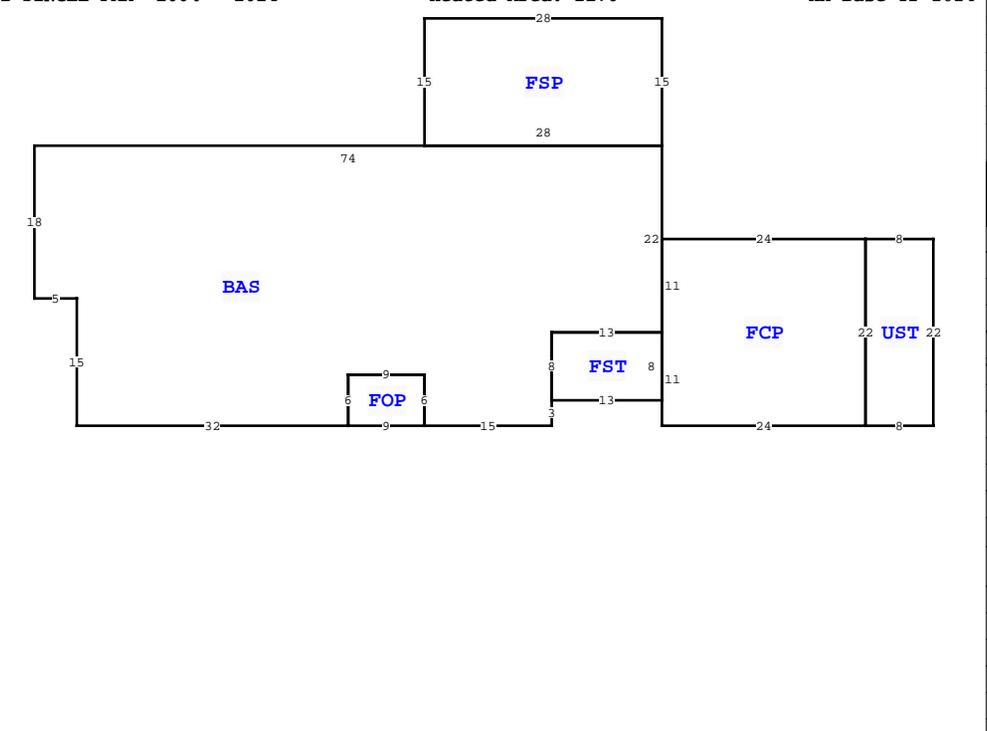


ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

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%	- 2024								



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100		2,170	195,777
FCP	528	25		132	11,909
FOP	54	30		16	1,444
FSP	420	40		168	15,157
FST	104	55		57	5,143
UST	176	45		79	7,127
TOTALS	3,452			2,622	236,557

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
239 SE BUTLER GLN, LAKE CITY					04/03/2025	MLU	

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION		TOTAL OB/XF 2,700																						
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	148.00	293.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY		VALUATION BY			VALUATION SUMMARY			STANDARD		
Tax Group: 1		Tax Dist:								
BUILDING MARKET VALUE					236,557					
TOTAL MARKET OB/XF VALUE					2,700					
TOTAL LAND VALUE - MARKET					35,000					
TOTAL MARKET VALUE					274,257					
SOH/AGL Deduction					9,451					
ASSESSED VALUE					264,806					
TOTAL EXEMPTION VALUE		HX HB			51,411					
BASE TAXABLE VALUE					213,395					
TOTAL JUST VALUE					274,257					
NCON VALUE					0					
INCOME VALUE										
PREVIOUS YEAR MKT VALUE					270,115					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047604	Roof Replacement	31,000	07/05/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/108	5/26/2023	WD	Q	I	01	330,000

GRANTOR: CUADRAS CARLOS						
GRANTEE: CHIARELLA MATTHEW C						
0997/1475	10/06/2003	WD	Q	I		130,000
GRANTOR: PAMELA H MOSES						
GRANTEE: CARLOS CUADRAS						

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP= N15 W28 S15 E28\$ BAS= W74 S18 E5 S15 E32 FOP= E9 N6W9 S6\$ N6 E9 S6 E15 N3 FST= E13 N8 W13 S8\$ N8 E13 FCP= S11 E24 UST= E8 N22 W8 S22\$ N22 W24 S11\$ N22\$.	