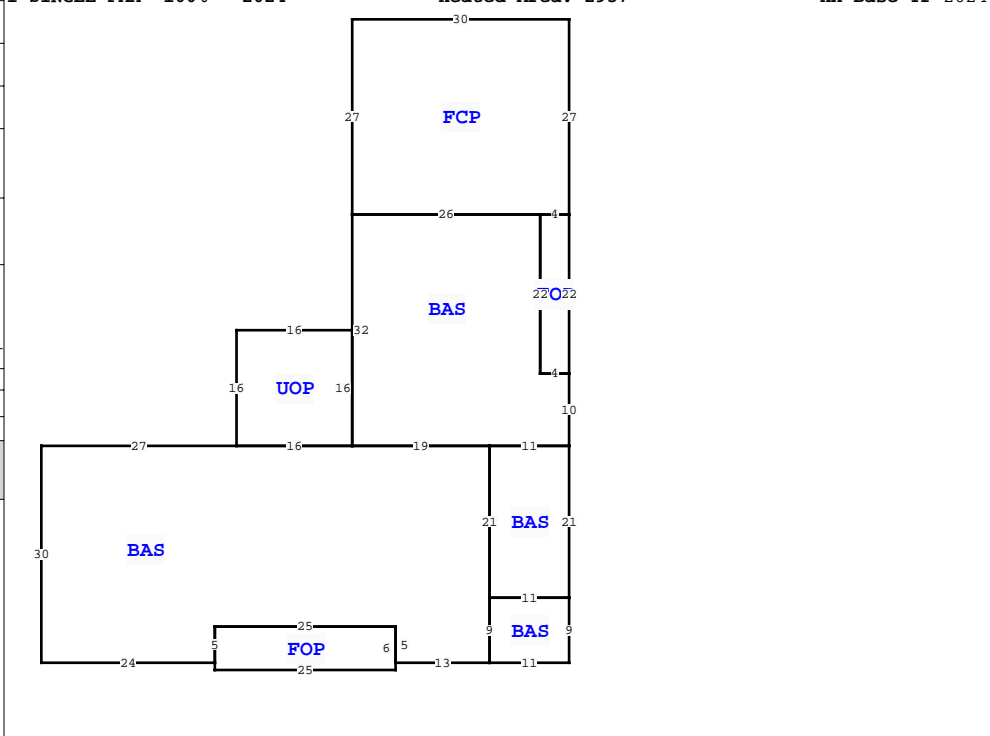


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	32	HARDIE BRD 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100 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	
0100	01	3,261	104.8800	119.56	389,885	1958	1996		0	0	29.00	71.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	99	100		99	8,404
BAS	231	100		231	19,609
BAS	872	100		872	74,022
BAS	1,735	100		1,735	147,280
FCP	810	25		202	17,147
FOP	88	30		26	2,207
FOP	150	30		45	3,820
UOP	256	20		51	4,330
TOTALS	4,241			3,261	276,818

181 SE HILLSIDE PKWY, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC, PAVMT	0	100	0	0	1,118.00	UT	3.00	3.00	100	2008	2008	3	100	3,354	

TOTAL OB/XF 4,854

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	145.00	244.00	1.00	LT		1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			276,818
TOTAL MARKET OB/XF VALUE			4,854
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			316,672
SOH/AGL Deduction			1,448
ASSESSED VALUE			315,224
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			263,813
TOTAL JUST VALUE			316,672
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3801	ADDN SFR	250	07/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1548	6/09/2023	WD Q	Q	I	01	450,000

GRANTOR: CHASTEEN ROBERT B
GRANTEE: KNAPP JOSEPH A AKA
1063/0654 10/26/2005 WD Q I 130,000
GRANTOR: SHACKELFORD
GRANTEE: CHASTEEN

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W27 S30 E24 FOP= S1 E25 N6 W25 S5\$ N5 E25 S5 E13 BAS=
E11 N9 W11 S9\$ N9 BAS= E11 N21 W11 S21\$ N21 BAS= E11 N10 FOP=
N22 W4 S22 E4\$ W4 N22 FCP= E4 N27 W30 S27 E26\$ W26 S32 E19\$
W19 UOP= N16 W16 S16 E16\$ W16\$.