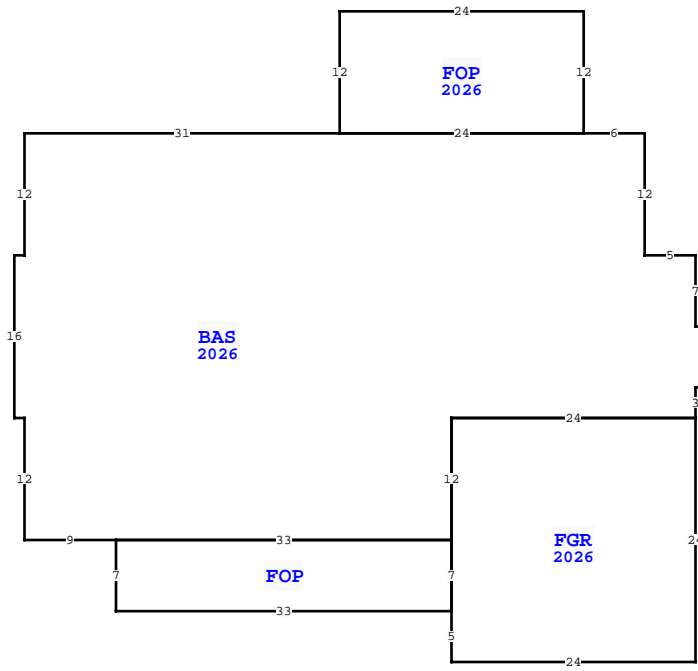




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architctual Units	05	CONV	100
		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,314	100	2026
FGR	576	55	2026
FOP	231	30	2026
FOP	288	30	2026
TOTALS	3,409		

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%	- 2018	127.73	355,856	2017	2017	0	0	8.00	92.00
				Heated Area: 2314			HX Base Yr 2018				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			327,388
TOTAL MARKET OB/XF VALUE			5,516
TOTAL LAND VALUE - MARKET			46,750
TOTAL MARKET VALUE			379,654
SOH/AGL Deduction			124,729
ASSESSED VALUE			254,925
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			203,514
TOTAL JUST VALUE			379,654
NCON VALUE			10,106
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			372,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048482	Additions	17,500	10/24/2023
34315	SFR	916	08/03/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/2334	11/13/2015	WD	Q	I	01	23,000
GRANTOR: CAROLE J & EDWARD S W						
GRANTEE: PATRICK B & JESSICA						
1035/2136	1/17/2005	WD	Q	V		39,900
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: WOUTERS						

EXTRA FEATURES		140 SW OAK WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	2,058.00
3	0169	FENCE/WOOD	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=-1,0] W6 W24 W31 S12 W1 S16 E1 S12 E9 E33	
N12 E24 N3 E1 N6 W1 N7 W5 N12 \$	
FOP=[YR=2026;ORIG=-7,0] N12 W24 S12 E24 \$	
FOP=[ORIG=-53,40] S7 E33 N7 W33 \$	
FGR=[YR=2026;ORIG=4,28] W24 S12 S7 S5 E24 N24 \$	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	55,000.00	46,750.00	46,750							