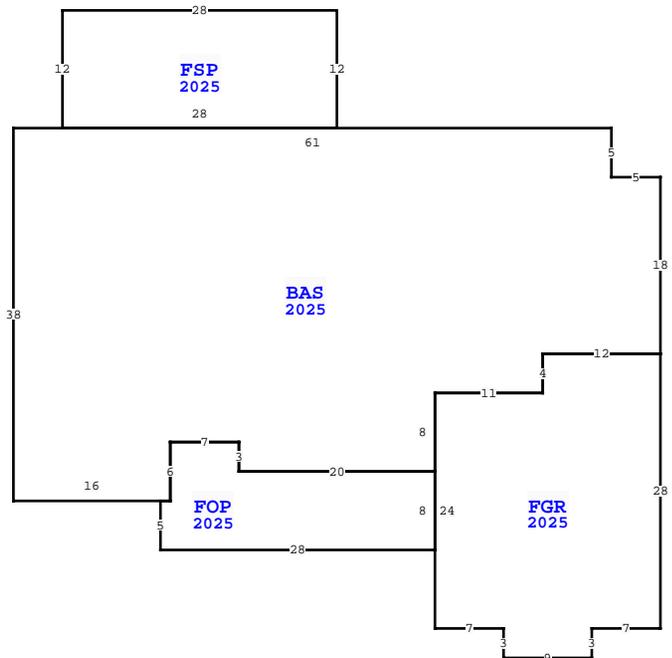


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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								
				Heated Area: 2080			HX Base Yr 2025				



MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	32417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2025	2,080	270,537
FGR	627	55	2025	345	44,873
FOP	242	30	2025	73	9,495
FSP	336	40	2025	134	17,429
TOTALS	3,285			2,632	342,334

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			342,334
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			398,534
SOH/AGL Deduction			106,878
ASSESSED VALUE			291,656
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			240,245
TOTAL JUST VALUE			398,534
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			395,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050623	Right-of-Way Acce		08/21/2024
000049178	New Residential C	450,000	02/08/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/591	8/10/2022	WD Q	Q	V	01	71,000
GRANTOR: SETHURAM RAM						
GRANTEE: NOWERY JOHN M						
1026/0083	8/15/2004	WD Q	Q	V		38,000
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: RAM & UMA SETHURAM						

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		400.00	UT	3.00				3.00	1,200

TOTAL OB/XF											
196 SW FOREST GLN, LAKE CITY											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/07/2025		MLU			

BUILDING NOTES											
BAS=[YR=2025;ORIG=-10,0] W61 S38 E16 N6 E7 S3 E20 N8 E11 N4 E12 N18 W5 N5 \$											
FSP=[YR=2025;ORIG=-66,-12] E28 S12 W28 N12 \$											
POP=[YR=2025;ORIG=-28,35] W20 N3 W7 S6 W1 S5 E28 N8 \$											
FGR=[YR=2025;ORIG=-5,23] W12 S4 W11 S24 E7 S3 E9 N3 E7 N28 \$											

BUILDING DIMENSIONS											
BAS=[YR=2025;ORIG=-10,0] W61 S38 E16 N6 E7 S3 E20 N8 E11 N4 E12 N18 W5 N5 \$											
FSP=[YR=2025;ORIG=-66,-12] E28 S12 W28 N12 \$											
POP=[YR=2025;ORIG=-28,35] W20 N3 W7 S6 W1 S5 E28 N8 \$											
FGR=[YR=2025;ORIG=-5,23] W12 S4 W11 S24 E7 S3 E9 N3 E7 N28 \$											

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							