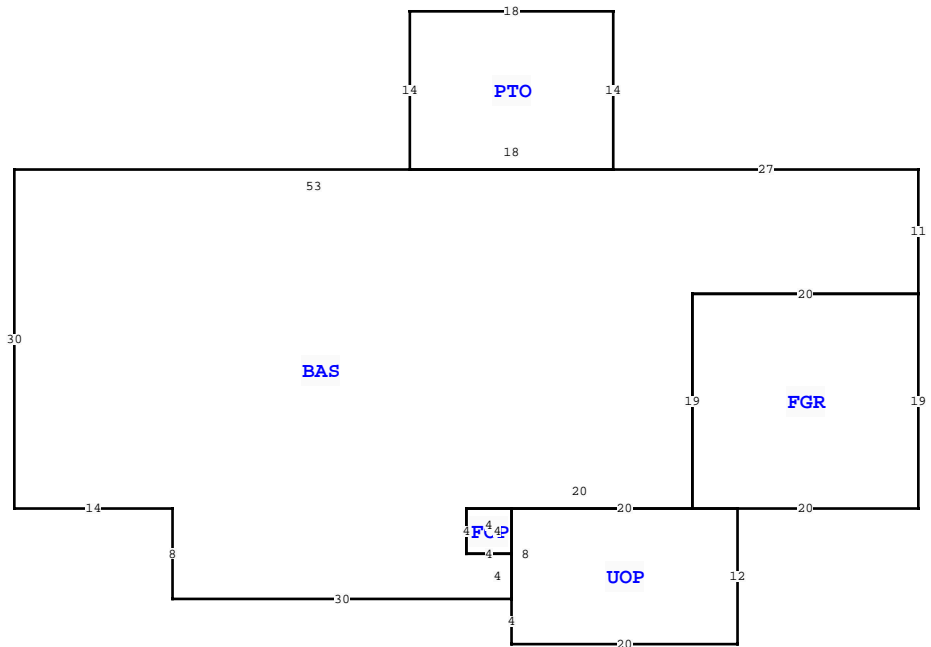




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual 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	2,519	103.8720	116.34	293,060	1989	2015	0	0	12.50	87.50		
1 SINGLE FAM 100% - 2021 Heated Area: 2244 HX Base Yr 2021													



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY	6416.00	MKT AREA	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	2,244	100		2,244	228,434		
FGR	380	55		209	21,276		
FOP	16	30		5	509		
PTO	252	5		13	1,323		
UOP	240	20		48	4,886		
TOTALS	3,132			2,519	256,428		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		256,428	
TOTAL MARKET OB/XF VALUE		16,000	
TOTAL LAND VALUE - MARKET		21,800	
TOTAL MARKET VALUE		294,228	
SOH/AGL Deduction		42,200	
ASSESSED VALUE		252,028	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		200,617	
TOTAL JUST VALUE		294,228	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,711	
SALE: 3:1:			
SALE: 2:1:			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/2421	10/26/2020	WD	Q	I	01	225,000
GRANTOR: MATTHEW DARBY & STEPH						
GRANTEE: CHRIS J SZYMANSKI						
1334/1432	4/10/2017	WD	Q	I	01	169,000
GRANTOR: CATHERINE TROGLEN						
GRANTEE: MATTHEW DARBY & STE						

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	0210	GARAGE U	0	100	0	1,200.00	UT	10.00	10.00	100	2016	2016	3	100	12,000	
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	1992	1992	3	100	1,000	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

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	1.09	AC		1.00	1.00	1.00	20,000.00	20,000.00	21,800							

BUILDING NOTES			
470 SW DUCKETT CT, LAKE CITY			
BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/16/2026 MLU	

BUILDING DIMENSIONS			
BAS= W27 PTO= N14 W18 S14 E18\$ W53 S30 E14 S8 E30 UOP= S4 E20 N12 W20 S8\$ N4 FOP= N4W4 S4 E4\$ W4 N4 E20 FGR= E20 N19 W20 S19\$ N19 E20 N11\$.			