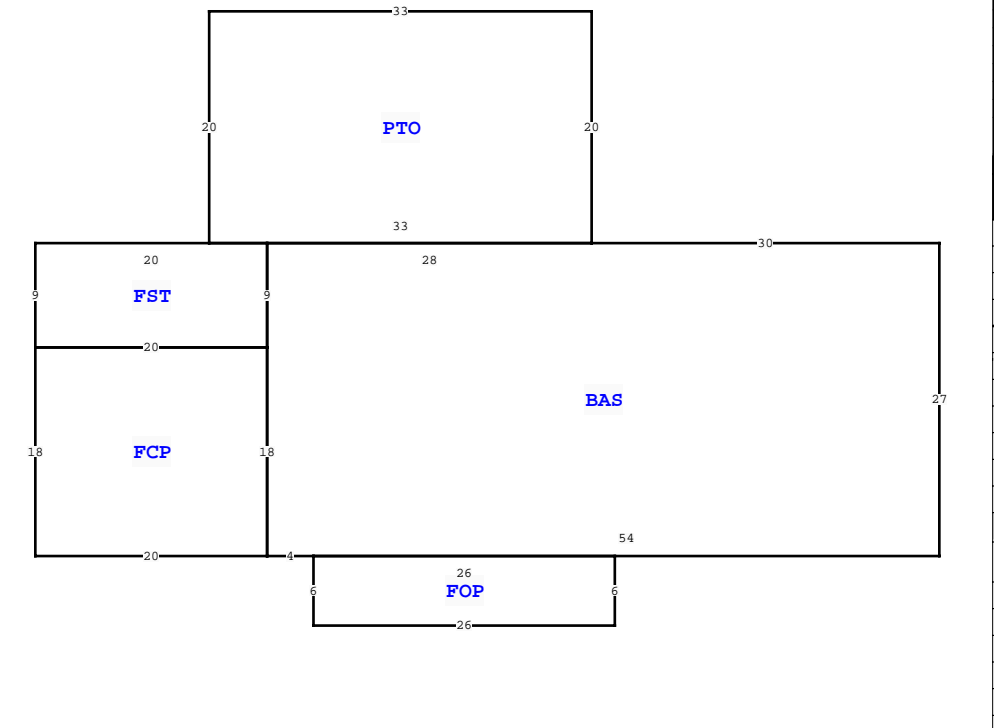


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	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		
0100	01	1,835	122.5000	137.20	251,762	1964	1995	0	0	30.00	70.00		
1 SINGLE FAM 100% - 2020 Heated Area: 1566 HX Base Yr 2020													



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	6417.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	150,399
FCP	360	25		90	8,644
FOP	156	30		47	4,514
FST	180	55		99	9,508
PTO	660	5		33	3,170
TOTALS	2,922			1,835	176,233

569 SW GRANDVIEW ST, LAKE CITY

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

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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

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		*RSF	210.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE	176,233			
TOTAL MARKET OB/XF VALUE	700			
TOTAL LAND VALUE - MARKET	18,500			
TOTAL MARKET VALUE	195,433			
SOH/AGL Deduction	51,687			
ASSESSED VALUE	143,746			
TOTAL EXEMPTION VALUE	HX HB VX 56,411			
BASE TAXABLE VALUE	87,335			
TOTAL JUST VALUE	195,433			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	197,951			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
698	ADDN SFR	155	05/28/2009
698	ADDN SFR	150	04/16/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/1897	5/17/2023	LE U	I	14		100
GRANTOR: CLYDE KENNETH						
GRANTEE: CLYDE KENNETH (ENH)						
1390/1565	8/02/2019	WD Q	I	01		140,000
GRANTOR: BRIAN & RENAY TAYLOR						
GRANTEE: KENNETH & BEVERLY C						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W30 PTO= N20 W33 S20 E33\$ W28 FST= W20 S9 E20N9\$S9 FCP= W20 S18 E20 N18\$S18 E4 FOP= S6 E26 N6 W26\$ E54 N27\$.