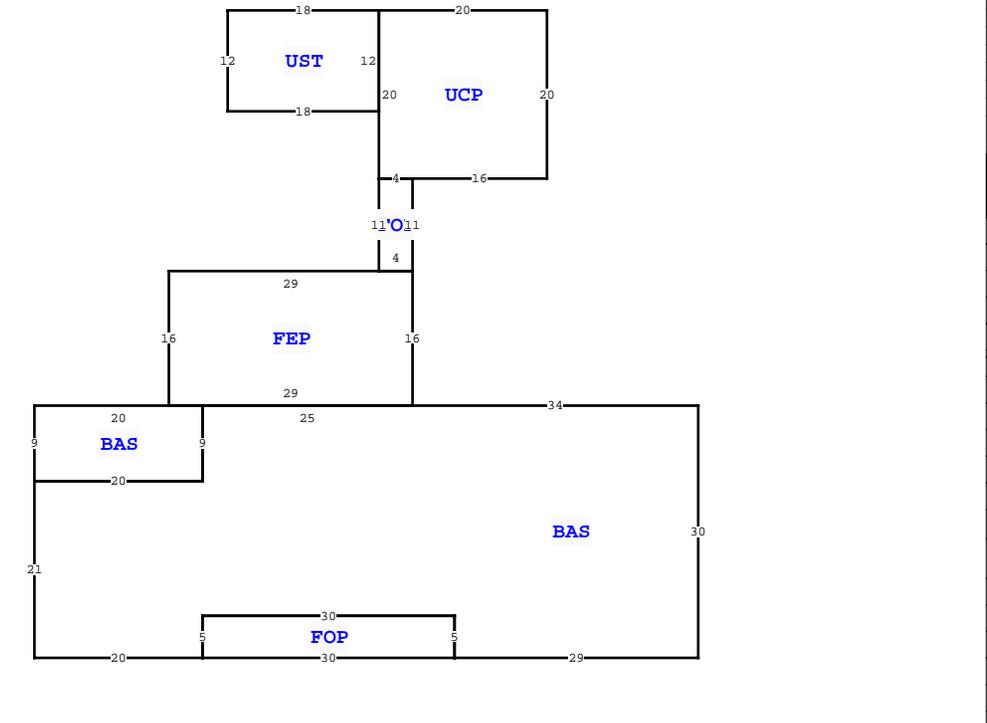


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,826	115.0520	131.16	370,658	1963	1963	0	0	35.00	65.00	



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	180	100		180	15,346
BAS	2,040	100		2,040	173,918
FEP	464	80		371	31,629
FOP	44	30		13	1,108
FOP	150	30		45	3,836
UCP	400	20		80	6,820
UST	216	45		97	8,270
TOTALS	3,494			2,826	240,928

551 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	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	0166	CONC,PAVMT	0	50	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0180	FPLC 1STRY	0	50	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	

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	50		*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	240,928				
TOTAL MARKET OB/XF VALUE	2,400				
TOTAL LAND VALUE - MARKET	18,500				
TOTAL MARKET VALUE	261,828				
SOH/AGL Deduction	48,934				
ASSESSED VALUE	212,894				
TOTAL EXEMPTION VALUE	51,411			HA HAB	
BASE TAXABLE VALUE	161,483				
TOTAL JUST VALUE	261,828				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	257,603				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/1708	12/01/2021	WD	Q	I	01	220,000
GRANTOR: HUNTER JACQUELYN B						
GRANTEE: JERNIGAN CHRISTOPHE						
1441/122	6/24/2021	WD	U	I	11	100
GRANTOR: MEYER PATRICIA						
GRANTEE: HUNTER JACQUELYN B						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W34 W25 S9 W20 S21 E20 N5 E30 S5 E29 N30 \$	
FEP=[ORIG=-34,0] N16 W29 S16 E29 \$	
UCP=[ORIG=-34,-27] E16 N20 W20 S20 E4 \$	
UST=[ORIG=-38,-47] W18 S12 E18 N12 \$	
BAS=[ORIG=-59,0] W20 S9 E20 N9 \$	
FOP=[ORIG=-59,30] E30 N5 W30 S5 \$	
FOP=[ORIG=-34,-16] N11 W4 S11 E4 \$	