

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.1100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,500	100	
FGR	502	55	
FOP	64	30	
FSP	88	40	
TOTALS	2,154		
			1,830
			166,095

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% - 2004			242,475	1995	1995	0	0	31.50	68.50
Heated Area: 1500 HX Base Yr 2004											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		166,095
TOTAL MARKET OB/XF VALUE		1,989
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		186,584
SOH/AGL Deduction		59,724
ASSESSED VALUE		126,860
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,449
TOTAL JUST VALUE		186,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
511	MAINT/ALTR	50	12/18/2013
00327			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2412	2/06/2025	LE U		I	14	100
GRANTOR: KASWINKEL CANDACE L						
GRANTEE: KASWINKEL CANDACE L						
0973/0707	1/27/2003	WD Q		I		99,900
GRANTOR: MICHAEL J TESTONI						
GRANTEE: CANDACE L KASWINKEL						

EXTRA FEATURES		1148 SW FLAGLER CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0166	CONC, PAVMT	0 100

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	526.00	UT	1.50	1.50	100	1995	1995	3	100	789	
TOTAL OB/XF 1,989																

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
AG DATE	
04/21/2023 MLU	

BUILDING DIMENSIONS	
BAS= W16 S10 W30 FSP= W10 S10 E6 N3 E4 N7\$ S7 W4 S3 W6 S10	
FGR= S25 E22 N22 W8 N3 W3S3 W8 N3 W3\$ E3 S3 E8 N3 E3 S3E8	
FOP= S5 E8 N8 W8 S3 \$ N3 E8 S8 E13 S4 E13 N42\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,989																						
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-1	47.00	94.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							