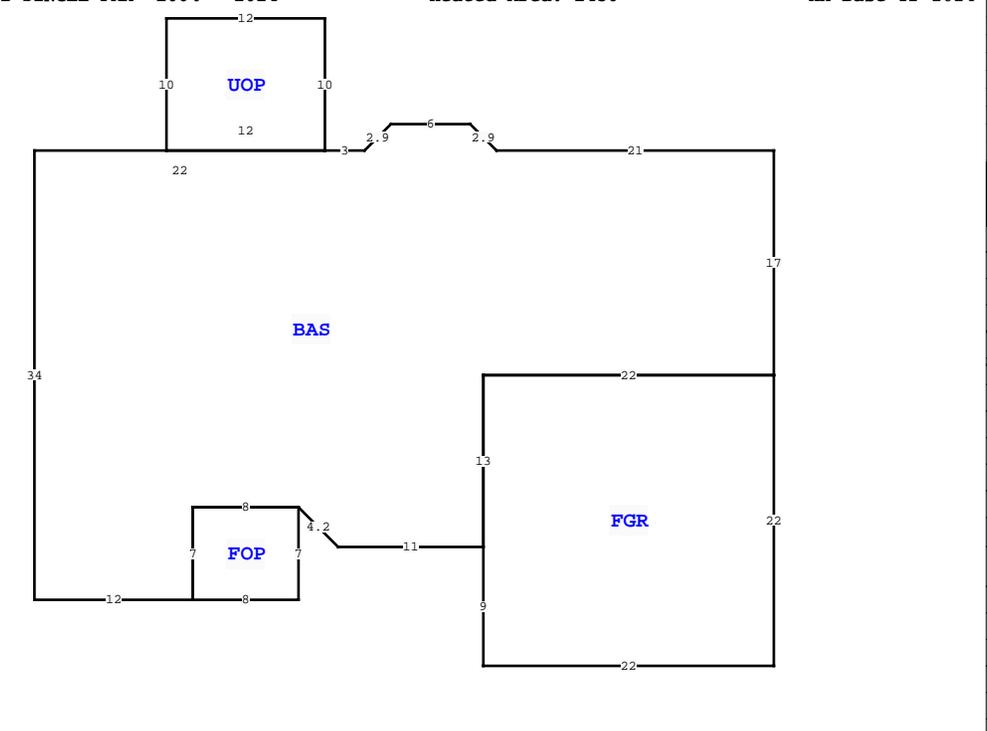


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

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% - 2024									
				Heated Area: 1430			HX Base Yr 2024				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,430	100		1,430	160,781
FGR	484	55		266	29,908
FOP	56	30		17	1,911
UOP	120	20		24	2,698
TOTALS	2,090			1,737	195,298

920 SW GRANDVIEW ST, LAKE CITY

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

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	734.00	UT	2.50	2.50	100	1997	1997	3	100	1,835	
2	0296	SHED METAL	0	100	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
3	0296	SHED METAL	0	100	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
4	0120	CLFENCE	4	0	100	1.00	UT	800.00	800.00	100	2023	2022		100	800	

EXTRA FEATURES															
TOTAL OB/XF															
4,935															

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	195,298		
TOTAL MARKET OB/XF VALUE	4,935		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	218,733		
SOH/AGL Deduction	0		
ASSESSED VALUE	218,733		
TOTAL EXEMPTION VALUE	HX HB 13 218,733		
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	218,733		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	221,448		
SALE:2:1: SALE INC 3 LOTS			
LAND:1:1: .26 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
877	SFR	16	02/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1115	2/08/2023	WD Q	Q	I	01	249,900
GRANTOR: SULLIVAN DALE H						
GRANTEE: MARTINEAR ROBERT W						
1457/1262	1/21/2022	WD Q	Q	I	01	224,000
GRANTOR: CREEL GREGORY DARREN						
GRANTEE: SULLIVAN DALE H						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W21 U2 L2 W6 L2 D2 W3 UOP= N10 W12 S10 E12\$ W22 S34 E12 FOP= E8 N7 W8 S7\$ N7 E8 D3 R3 E11 FGR= S9 E22 N22 W22 S13\$ N13 E22 N17\$.