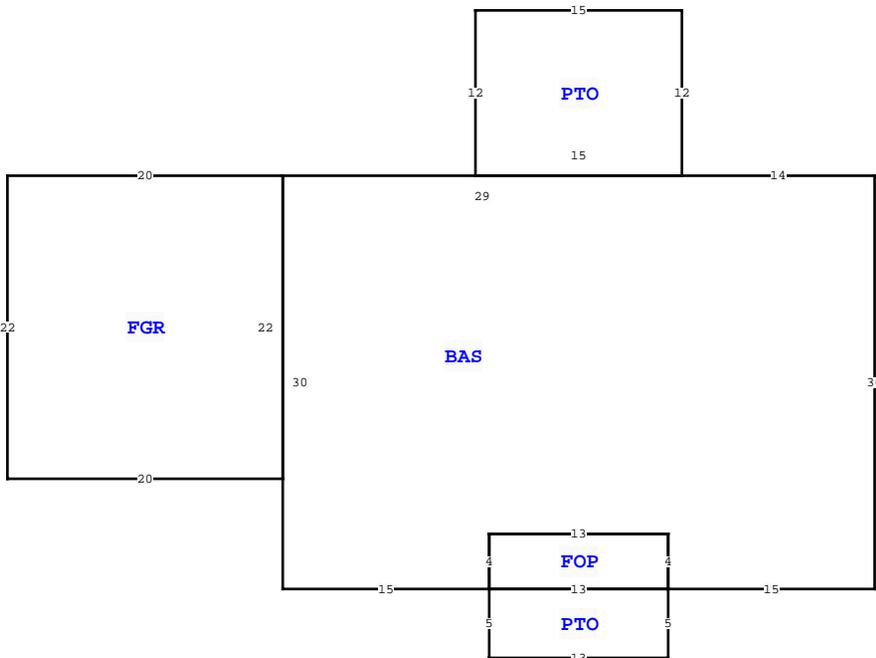


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 70				
Exterior Wall	31 VINYL SID 30				
Roof Structure	08 IRREGULAR 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	15 HARDTILE 10				
Air Condition	03 CENTRAL 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	6417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,238	100		1,238	145,634
FGR	440	55		242	28,468
FOP	52	30		16	1,882
PTO	65	5		3	353
PTO	180	5		9	1,058
TOTALS	1,975			1,508	177,395

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%	- 2026		Heated Area: 1238					HX Base Yr 2026		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			177,395
TOTAL MARKET OB/XF VALUE			3,600
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			199,495
SOH/AGL Deduction			0
ASSESSED VALUE			199,495
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			148,084
TOTAL JUST VALUE			199,495
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			201,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
605	SFR	202	12/21/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/1772	4/23/2025	WD Q	Q	I	01	259,000
GRANTOR: GENETIN PATRICIA ANN						
GRANTEE: VARGAS DERRICK						
1535/523	3/05/2025	WD U	U	I	34	269,400
GRANTOR: COKER MALISSA ANN						
GRANTEE: GENETIN PATRICIA AN						

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	1,500.00	100	1996	1996	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1996	1996	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	900	

TOTAL OB/XF												
855 SW BROOKDALE DR, LAKE CITY												
3,600												

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= W14 PTO= N12 W15 S12 E15\$ W29 FGR= W20 S22 E20 N22\$ S30 E15 PTO= S5 E13 N5 W13\$FOP= E13 N4 W13 S4\$ N4 E13 S4E15 N30\$.												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	66.00	106.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							