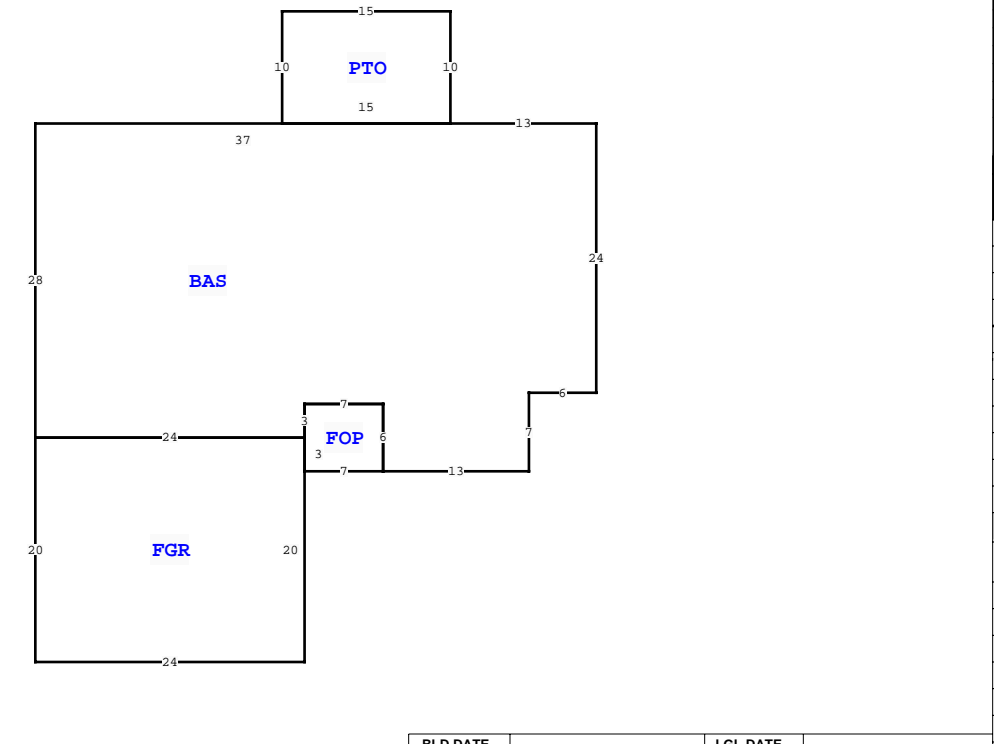


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,679	112.7000	126.22	211,923	2007	2010	0	0	15.00	85.00		
1 SINGLE FAM 100% - 2026 Heated Area: 1394 HX Base Yr 2026													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6417.0700	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100		1,394	149,558
FGR	480	55		264	28,324
FOP	42	30		13	1,395
PTO	150	5		8	859
TOTALS	2,066			1,679	180,135

1175 SW YORKTOWN GLN, 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	0	UT	3.00	3.00	100	2007	2007	3	100	1,710	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2024	2023		100	800	

EXTRA FEATURES																
TOTAL OB/XF 2,510																

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		RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

LAND DESCRIPTION																
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COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	180,135		
TOTAL MARKET OB/XF VALUE	2,510		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	205,145		
SOH/AGL Deduction	0		
ASSESSED VALUE	205,145		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	153,734		
TOTAL JUST VALUE	205,145		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	199,081		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
138	SFR	559	04/17/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/1605	4/09/2025	WD Q	Q	I	01	265,000
GRANTOR: BLS INVEST LLC						
GRANTEE: ELLIS MISHA C						
1514/1779	5/16/2024	CT U	U	I	18	161,000
GRANTOR: CLERK OF COURT						
GRANTEE: BLS INVEST LLC						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W13 PTO= N10 W15 S10 E15\$ W37 S28 FGR= S20 E24 N20 W24\$ E24 FOP= S3 E7 N6 W7 S3\$ N3 E7 S6 E13 N7 E6 N24\$.																