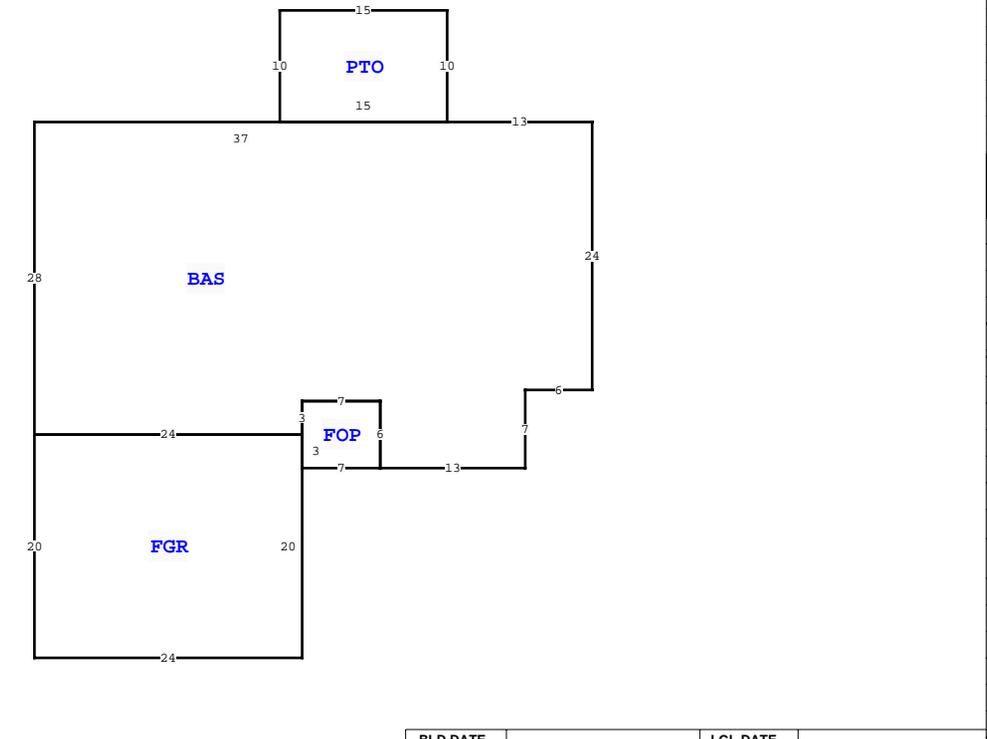


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 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	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	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES		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	570.00	UT	3.00	3.00	100	2007	2007	3	100	1,710	
2	0169 FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

TOTAL OB/XF 2,510

LAND DESCRIPTION		LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
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	I	01	265,000
GRANTOR: BLS INVEST LLC						
GRANTEE: ELLIS MISHA C						
1514/1779	5/16/2024	CT	U	I	18	161,000
GRANTOR: CLERK OF COURT						
GRANTEE: BLS INVEST LLC						

BUILDING NOTES	

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\$.	