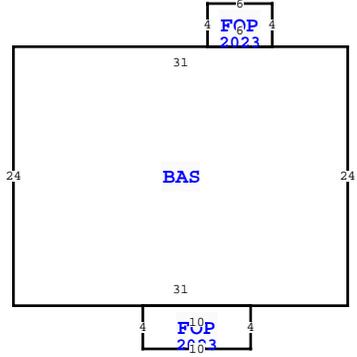
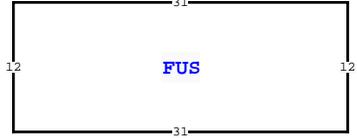




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
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
BAS	744	100	
FOP	24	30	2023
FOP	40	30	2023
FUS	372	100	
TOTALS	1,180		

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:	1116			HX Base Yr	2024		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		170,950
TOTAL MARKET OB/XF VALUE		2,673
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		196,123
SOH/AGL Deduction		0
ASSESSED VALUE		196,123
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,712
TOTAL JUST VALUE		196,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1255	8/10/2022	WD	Q	I	01	196,000
GRANTOR: SCHROER DAVID W II						
GRANTEE: BORZEKA JON-MICHAEL						
1398/2587	11/13/2019	WD	Q	I	01	125,000
GRANTOR: ADAM'S CONSTRUCTION G						
GRANTEE: DAVID W II & SHAYLI						

EXTRA FEATURES		1212 SW FAIRFAX GLN, LAKE CITY														
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			469.00	100	1997	1997	3	100	1,173	
2	0296	SHED METAL	0	100	0	0			1.00	100	2023	2022		100	1,500	

LAND DESCRIPTION		TOTAL OB/XF																						
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		TOTAL OB/XF																						
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							