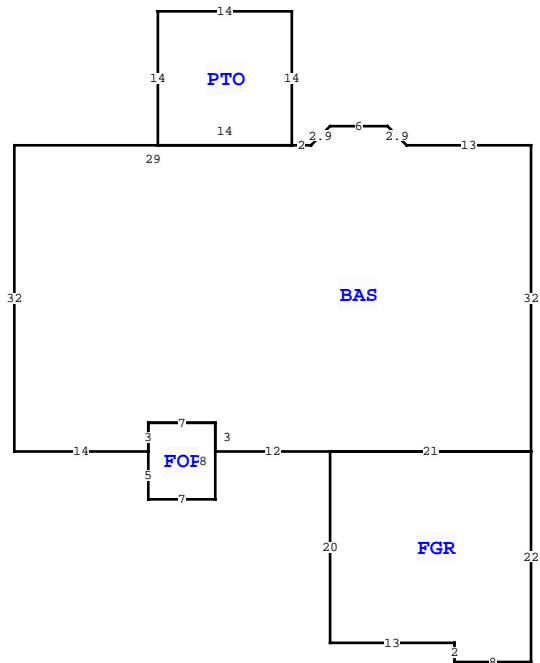


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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
BAS	1,723	100	
FGR	436	55	
FOP	56	30	
PTO	196	5	
TOTALS	2,411		

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%	- 2017	131.09	260,869	2005	2005	0	0	30.00	70.00	
			Heated Area: 1723				HX Base Yr 2017					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		182,608	
TOTAL MARKET OB/XF VALUE		2,895	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		204,003	
SOH/AGL Deduction		54,240	
ASSESSED VALUE		149,763	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		98,352	
TOTAL JUST VALUE		204,003	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,916	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3287	SFR	418	05/27/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/2163	7/20/2017	LE	U	I	14	100

GRANTOR: ALICE THOMAS (LE)
 GRANTEE: TARA D THOMAS (RMDR)

1318/1942	6/27/2016	WD	U	I	16	67,750
GRANTOR: ROBERT CHARLES SIPPER GRANTEE: ALICE THOMAS						

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
1	0166	CONC,PAVMT	0	100	0	1,158.00	UT	2.50	2.50	100	2005	2005

1071 SW SUNBEAM WAY, LAKE CITY

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 U2 L2 W6 L2 D2 W2 PTO= N14 W14 S14 E14\$ W29 S32 E14 FOP= S5 E7 N8 W7 S3\$ N3 E7 S3 E12 FGR= S20 E13 S2 E8 N22 W21\$ E21 N32 \$.	

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								