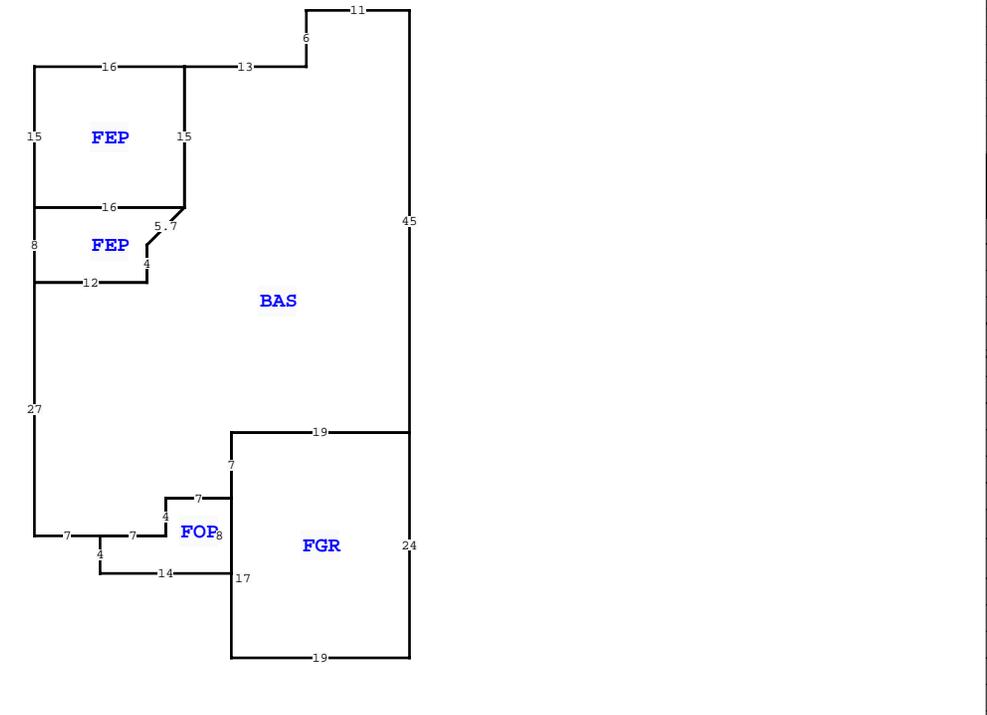


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,036	114.6420	130.69	266,085	2008	2008		0	0	22.95	77.05



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6417.1200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100		1,485	149,535
FEP	104	80		83	8,358
FEP	240	80		192	19,333
FGR	456	55		251	25,275
FOP	84	30		25	2,517
TOTALS	2,369			2,036	205,018

879 SW GATOR CT, LAKE CITY

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

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	678.00	UT	3.00	3.00	100	2008	2008	3	100	2,034	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			205,018
TOTAL MARKET OB/XF VALUE			2,034
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			229,552
SOH/AGL Deduction			28,015
ASSESSED VALUE			201,537
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			150,126
TOTAL JUST VALUE			229,552
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
331	ADDN SFR	50	06/06/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1565	7/15/2021	WD Q	Q	I	01	199,900
GRANTOR: CRUISE FREDERICK BRUC						
GRANTEE: HARRINGTON EMILY B						
1437/894	6/18/2018	LE U	I	14		100
GRANTOR: CRUISE BETTY M						
GRANTEE: CRUISE FREDERICK BR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W11 S6 W13 S15 D4L4 S4 W12 S27 E7 E7 N4 E7 N7 E19 N45 \$
FGR=[ORIG=-19,52] S17 E19 N24 W19 S7 \$
FEP=[ORIG=-24,6] W16 S15 E16 N15 \$
FEP=[ORIG=-24,21] W16 S8 E12 N4 U4R4 \$
FOP=[ORIG=-33,56] S4 E14 N8 W7 S4 W7 \$

LAND DESCRIPTION																								
TOTAL OB/XF 2,034																								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							