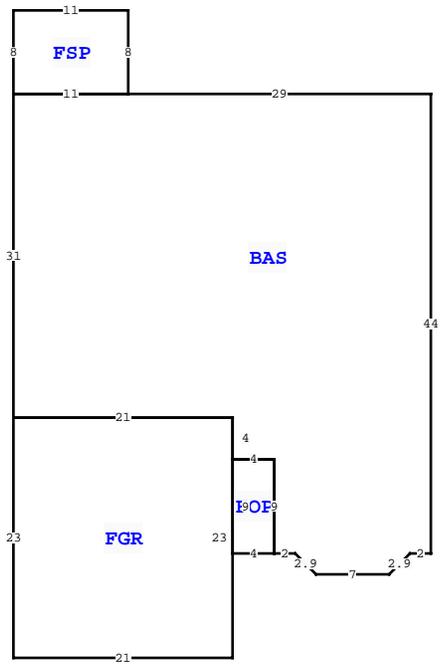


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	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
BAS	1,469	100	
FGR	483	55	
FOP	36	30	
FSP	88	40	
TOTALS	2,076		

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%	- 2020									
				Heated Area: 1469				HX Base Yr 2020				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			193,559
TOTAL MARKET OB/XF VALUE			2,625
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			241,184
SOH/AGL Deduction			70,882
ASSESSED VALUE			170,302
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			118,891
TOTAL JUST VALUE			241,184
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2997	SFR	319	07/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/1408	4/04/2021	LE U		I	14	100
GRANTOR: ROWLAND TRINIA L						
GRANTEE: ROWLAND TRINIA L						
1390/2526	8/09/2019	WD Q		I	01	169,900
GRANTOR: CHRISTINA DIANNA ROBE						
GRANTEE: TRINIA L ROWLAND						

EXTRA FEATURES		889 SW GATOR CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0120	CLFENCE 4	0 100

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	890.00	UT	2.50	2.50	100	2005	2005	3	100	2,225	
2	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W29 FSP= N8 W11 S8 E11\$ W11 S31 FGR= S23 E21 N23 W21\$ E21 S4 FOP= S9 E4 N9 W4\$ E4 S9 E2 D2 R2 E7 R2 U2 E2 N44\$.	

LAND DESCRIPTION		TOTAL OB/XF															2,625							
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	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							