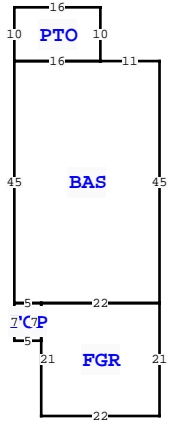
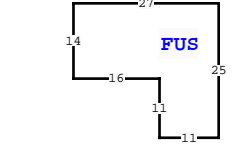


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 2. 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	1,986	118.7571	133.01	264,158	2007	2007	0	0	18.00	82.00	

1 SINGLE FAM 100% - 2020 Heated Area: 1714 HX Base Yr 2020



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	1,215	100		1,215	132,518
FGR	462	55		254	27,704
FOP	35	30		10	1,091
FUS	499	100		499	54,425
PTO	160	5		8	872
TOTALS	2,371			1,986	216,610

1251 SW PANTHER PL, 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	0		3.00	100	2007	2007	3	100	966

TOTAL OB/XF 966

LAND DESCRIPTION																								
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	0.70	22,500.00	15,750.00	15,750							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	216,610
TOTAL MARKET OB/XF VALUE	966
TOTAL LAND VALUE - MARKET	15,750
TOTAL MARKET VALUE	233,326
SOH/AGL Deduction	65,848
ASSESSED VALUE	167,478
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	116,067
TOTAL JUST VALUE	233,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,967

SALE:1:1: SALE IS FOR 41 LOTS IN CYPRESS LANDING S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250	SFR	470	07/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/2415	7/19/2019	WD	Q	I	01	147,000
GRANTOR: WAF A RIZK & TEREK NAT						
GRANTEE: RUBEN HERNANDEZ & S						
1249/1955	2/08/2013	WD	U	I	30	95,000
GRANTOR: ALIA LLC						
GRANTEE: WAF A RIZK & TEREK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 PTO= N10 W16 S10 E16\$ W16 S45 FOP= S7 E5 N7 W5\$ E5  
FGR= S21 E22 N21 W22\$ E22 N45\$ PTR= N30 FUS= E11 N25 W27 S14  
E16 S11\$ S30\$.