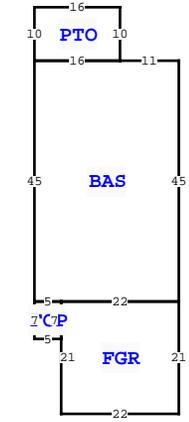
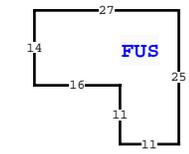


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual Units	05	CONV 100
		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	135.38	268,865	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM			100% - 2019	Heated Area: 1714				HX Base Yr 2019					



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	134,879
FGR	462	55		254	28,197
POP	35	30		10	1,110
FUS	499	100		499	55,395
PTO	160	5		8	888
TOTALS	2,371			1,986	220,469

1257 SW PANTHER PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	220,469	
TOTAL MARKET OB/XF VALUE	1,016	
TOTAL LAND VALUE - MARKET	15,750	
TOTAL MARKET VALUE	237,235	
SOH/AGL Deduction	76,618	
ASSESSED VALUE	160,617	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	109,206	
TOTAL JUST VALUE	237,235	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	236,017	

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

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

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/1105	6/07/2018	WD	U	I	11	100
GRANTOR: JOSEPH & MARILOU HERN						
GRANTEE: MARILOU HERNANDEZ						
1359/1118	4/27/2018	WD	Q	I	01	148,300
GRANTOR: Wafa Rizk & Tamara Ri						
GRANTEE: JOSEPH & MARILOU HE						

EXTRA FEATURES	
L N	OB/XF CODE
1	0166
2	0169

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	322.00	UT	3.00	3.00	100	2007	2007	3	100	966	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

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

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			0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							