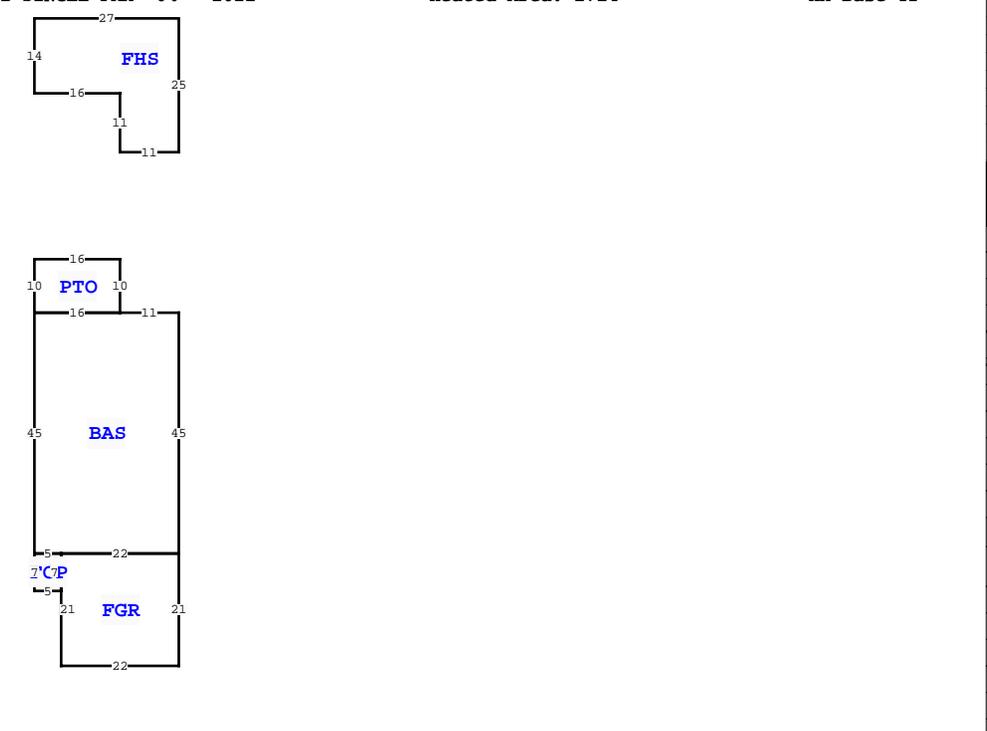


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,786	107.9833	123.10	219,857	2007	2007	0	15	0	18.00	67.00		



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	100,210
FGR	462	55		254	20,949
FHS	499	60		299	24,661
FOP	35	30		10	825
PTO	160	5		8	660
TOTALS	2,371			1,786	147,304

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	0	0	322.00	UT	3.00	3.00	100	2007	2007	3	100	966	

1261 SW PANTHER PL, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	147,304		
TOTAL MARKET OB/XF VALUE	966		
TOTAL LAND VALUE - MARKET	15,750		
TOTAL MARKET VALUE	164,020		
SOH/AGL Deduction	0		
ASSESSED VALUE	164,020		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	164,020		
TOTAL JUST VALUE	164,020		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	163,595		
SALE:1:1: SALE IS FOR 41 LOTS IN CYPRESS LANDING S			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/2103	9/03/2020	WD Q	Q	I	01	142,500
GRANTOR: Wafa I Rizk & Stephan						
GRANTEE: ROGER S PARISH						
1249/1972	2/08/2013	WD U	I	30		95,000
GRANTOR: ALIA LLC						
GRANTEE: Wafa I Rizk & Steph						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W11 W16 S45 E5 E22 N45 \$													
FHS=[ORIG=0,-30] N25 W27 S14 E16 S11 E11 \$													
FGR=[ORIG=-22,45] S21 E22 N21 W22 \$													
PTO=[ORIG=-11,0] N10 W16 S10 E16 \$													
FOP=[ORIG=-27,45] S7 E5 N7 W5 \$													
PTR=[ORIG=0,0] N30 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	0			0.00	0.00	1.00	LT		1.00	1.00	0.70	22,500.00	15,750.00	15,750							