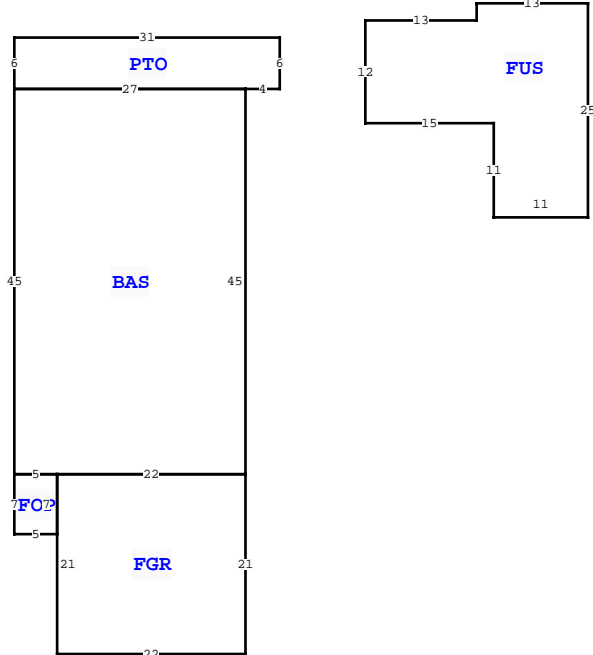




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2025									Heated Area: 1674 HX Base Yr	



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	108,147
FGR	462	55		254	22,609
FOP	35	30		10	890
FUS	459	100		459	40,856
PTO	186	5		9	801
TOTALS	2,357			1,947	173,302

1279 SW PANTHER PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE		173,302		
TOTAL MARKET OB/XF VALUE		992		
TOTAL LAND VALUE - MARKET		15,750		
TOTAL MARKET VALUE		190,044		
SOH/AGL Deduction		0		
ASSESSED VALUE		190,044		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		190,044		
TOTAL JUST VALUE		190,044		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		192,443		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0808	REROOF	7,000	10/03/2025
2236	SFR	320	10/31/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/770	4/08/2024	WD	Q	I	01	220,000
GRANTOR: THOMPSON RICK E						
GRANTEE: DEDOS GEORGE						
1026/1498	9/20/2004	WD	Q	I	01	100
GRANTOR: BEADLE						
GRANTEE: THOMPSON						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= N45 PTO= E4 N6 W31 S6 E27\$ W27 S45 FOP= S7 E5 N7 W5\$ E5 FGR= S21 E22 N21 W22\$ E22 \$ PTR= N30 E40 FUS= N25 W13 S2 W13 S12 E15 S11 E11\$ S30 W40 \$.	

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	0		496.00	UT	2.00				2.00	992

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							