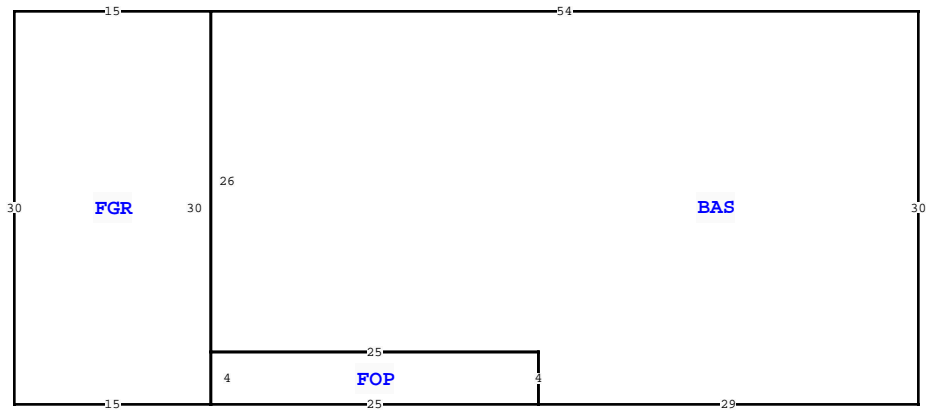


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	05	AVERAGE	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	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	100%	- 2025		Heated Area: 1520					HX Base Yr	2025



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
07	07	0100	SINGLE FAMILY		06	6417.0900	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,520	100		1,520	134,911		
FGR	450	55		248	22,012		
FOP	100	30		30	2,663		
TOTALS	2,070			1,798	159,586		

1675 SW CAROLINE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		VALUATION SUMMARY	
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			159,586
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			178,486
SOH/AGL Deduction			0
ASSESSED VALUE			178,486
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			127,075
TOTAL JUST VALUE			178,486
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			178,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044330	Roof Replacement	14,424	05/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/673	7/11/2024	WD	Q	I	01	239,900
GRANTOR: HIGGINS CYNTHIA						
GRANTEE: MILLER JOHN CHARLES						
1083/0675	4/28/2006	WD	Q	I		139,000
GRANTOR: FLOYD & MARJORIE BAKE						
GRANTEE: CYNTHIA HIGGINS & D						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W54 FGR= W15 S30 E15 N30\$ S26 FOP= S4 E25 N4 W25\$ E25 S4 E29 N30\$.	

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	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

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		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							