

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	6417.0900 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	320
BAS	1,516
TOTALS	1,836

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,836	120.3840	137.24	251,973	1977	1990		0	0	35.00	65.00	
1 SINGLE FAM 0% - 2025 Heated Area: 1836 HX Base Yr													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	320	100		320	28,546								
BAS	1,516	100		1,516	135,236								
TOTALS	1,836			1,836	163,782								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			163,782
TOTAL MARKET OB/XF VALUE			5,350
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			187,632
SOH/AGL Deduction			0
ASSESSED VALUE			187,632
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			187,632
TOTAL JUST VALUE			187,632
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			187,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044340	Roof Replacement	13,400	05/04/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1483	10/18/2024	WD	Q	I	01	230,000
GRANTOR: DONG HE						
GRANTEE: DAVIES DWIGHT						
1480/2362	12/07/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT (DONG)						
GRANTEE: DONG HE						

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	0	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	150	
5	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

TOTAL OB/XF													
1657 SW CAROLINE CT, LAKE CITY													
5,350													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W61 S16 BAS= S20 E16 N20 W16\$ E16 S12 E45 N28\$.													

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