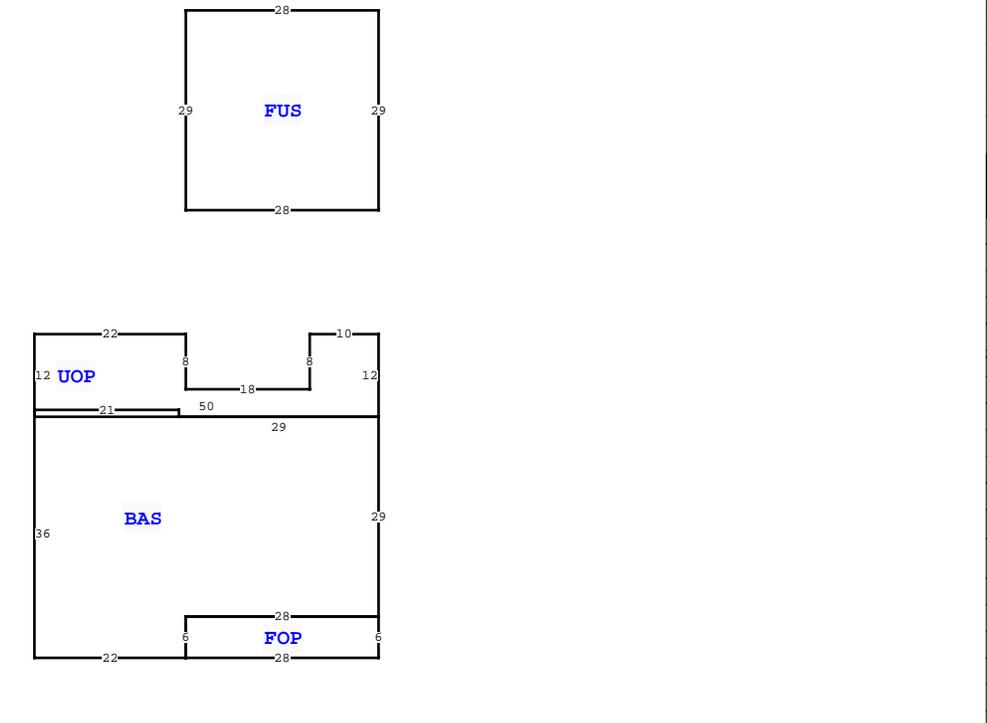


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 60
Exterior Wall	05 AVERAGE 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1.5 1.5 100
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			
0100	01	2,556	113.0871	128.92	329,520	1976	1976	0	0	0	35.00	65.00		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			214,188
TOTAL MARKET OB/XF VALUE			17,280
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			249,968
SOH/AGL Deduction			112,235
ASSESSED VALUE			137,733
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			86,322
TOTAL JUST VALUE			249,968
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,213

Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		6417.0900 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,603	100		1,603	134,328
FOP	168	30		50	4,190
FUS	812	100		812	68,044
UOP	456	20		91	7,626
TOTALS	3,039			2,556	214,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2357	2/10/2026	LE U	I	14		100
GRANTOR: GREEN GOLDIE SPARKLE						
GRANTEE: GREEN GREGORY STANT						
0497/0686	8/01/1978	03 Q	I			48,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES														1561 SW CAROLINE CT, LAKE CITY		
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	17	30	UT	70.00	70.00	100	1993	1993	3	40	14,280	
3	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2011	2011	3	100	700	
4	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	800	
5	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	300	
TOTAL OB/XF 17,280																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W29 N1 W21 S36 E22 FOP= E28 N6 W28 S6\$ N6 E28 N29\$ UOP= N12 W10 S8 W18 N8 W22 S12 E50\$ PTR=N30 FUS= N29 W28 S29E28\$ S30\$.													

LAND DESCRIPTION														TOTAL OB/XF 17,280										
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							