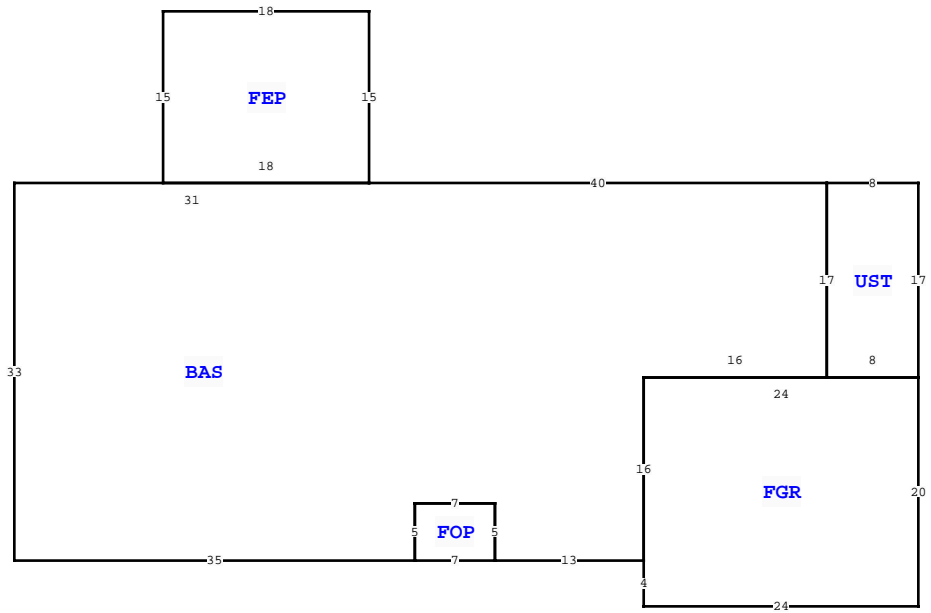


ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.1	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		
0100	01	2,603	126.9884	142.23	370,225	1988	1993	0	0	32.00	68.00		
1 SINGLE FAM 100% - 2024 Heated Area: 2052 HX Base Yr 2024													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	198,462
FEP	270	80		216	20,891
FGR	480	55		264	25,533
FOP	35	30		10	967
UST	136	45		61	5,900
TOTALS	2,973			2,603	251,753

736 SW BISCAVAYNE GLN, LAKE CITY

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

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	1993	1993	3	100	3,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

TOTAL OB/XF 5,400

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							

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	251,753	
TOTAL MARKET OB/XF VALUE	5,400	
TOTAL LAND VALUE - MARKET	18,500	
TOTAL MARKET VALUE	275,653	
SOH/AGL Deduction	0	
ASSESSED VALUE	275,653	
TOTAL EXEMPTION VALUE	HX HB 98 275,653	
BASE TAXABLE VALUE	0	
TOTAL JUST VALUE	275,653	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	279,355	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/2770	11/22/2023	WD Q	Q	I	01	300,000
GRANTOR: BUTLER ARTHUR C JR						
GRANTEE: ANDERSON MICHAEL L						
1424/1353	11/18/2020	LE U	I	14		100
GRANTOR: DORIS G BUTLER (ENH L						
GRANTEE: ARTHUR C BUTLER JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 FEP= N15 W18 S15 E18\$ W31 S33 E35 FOP= E7 N5 W7 S5\$ N5 E7 S5 E13 FGR= S4 E24 N20 W24 S16\$ N16 E16 UST= E8 N17 W8 S17\$ N17\$.	