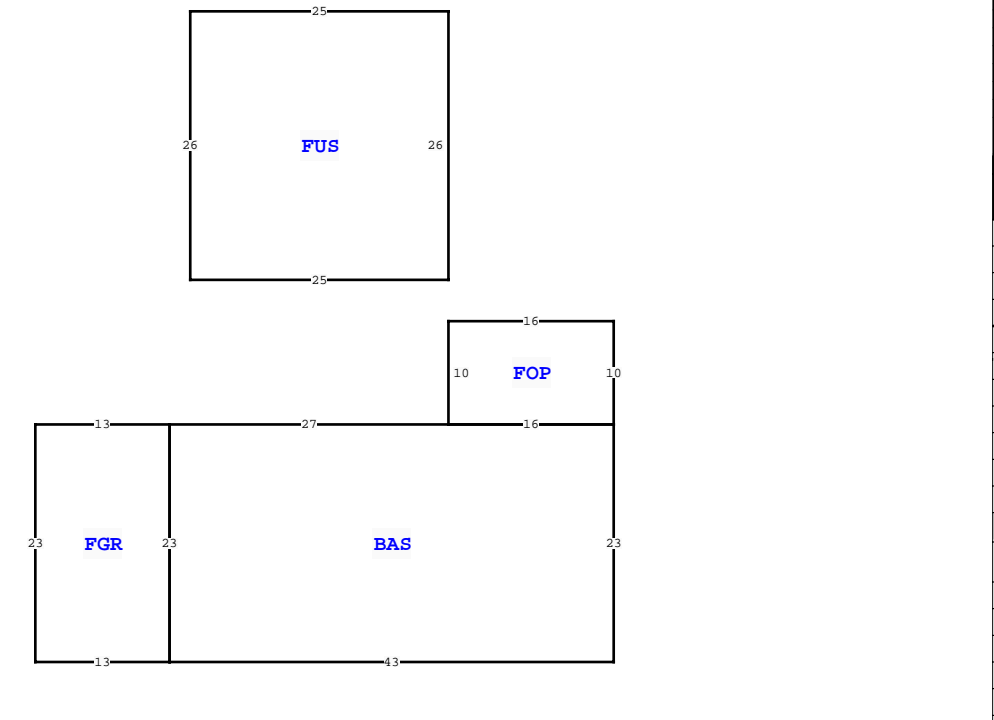




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1.5 100
Architectural	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	1,851	134.8128	150.99	279,482	1978	1995	0	0	31.50	68.50



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		191,445
TOTAL MARKET OB/XF VALUE		16,636
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		226,581
SOH/AGL Deduction		0
ASSESSED VALUE		226,581
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		170,170
TOTAL JUST VALUE		226,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,516

Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA				
NEIGHBORHOOD/LOC	6417.0900 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	989	100		989	102,290
FGR	299	55		164	16,962
FOP	160	30		48	4,965
FUS	650	100		650	67,229
TOTALS	2,098			1,851	191,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/2110	7/09/2024	WD Q	Q	I	01	300,000
GRANTOR: MCKISSOCK LESLIE FAYE						
GRANTEE: RULONG JOHN KENNETH						
1505/2723	1/08/2024	PB U	U	I	18	0
GRANTOR: CLERK OF COURT (JANET)						
GRANTEE: MCKISSOCK LESLIE FA						

760 SW BISCAYNE GLN, LAKE CITY

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

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1978	1978	3	40	14,336	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2025	2024		100	1,500	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W27 FGR= W13 S23 E13 N23\$ S23 E43 N23 FOP= N10 W16 S10 E16\$ W16\$ PTR=N40 FUS= W25 S26 E25 N26\$ S40\$.

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							