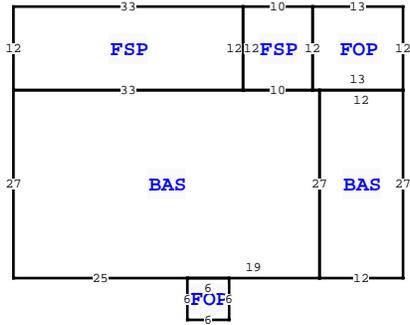
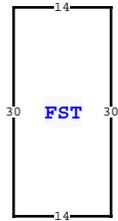




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	13	LAM/VNLPLK	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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		
0100	01	2,007	118.7280	135.35	271,647	1994	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2026 Heated Area: 1512 HX Base Yr 2026													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100		324	35,082
BAS	1,188	100		1,188	128,637
FOP	36	30		11	1,191
FOP	156	30		47	5,089
FSP	120	40		48	5,198
FSP	396	40		158	17,108
FST	420	55		231	25,013
TOTALS	2,640			2,007	217,318

230 SW CHARLIE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		217,318	
TOTAL MARKET OB/XF VALUE		10,832	
TOTAL LAND VALUE - MARKET		38,390	
TOTAL MARKET VALUE		266,540	
SOH/AGL Deduction		0	
ASSESSED VALUE		266,540	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		215,129	
TOTAL JUST VALUE		266,540	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		219,316	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22258	M H	286	08/30/2004
18786	M H	125	10/01/2001
8824	SFR	36,000	09/09/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1019	5/13/2025	WD	Q	I	01	337,000
GRANTOR: BENN ROXANNE L						
GRANTEE: CACOPERDO DAVID ANT						
1213/1271	4/11/2011	WD	U	I	12	95,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ROXANNE L BENN & SY						

EXTRA FEATURES	
L N	OB/XF CODE
1	0166
2	0252
3	0296
4	0031
5	0070

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W33 S27 E25 E19 N27 W1 W10 \$	
FST=[ORIG=0,-30] N30 W14 S30 E14 \$	
FSP=[ORIG=0,0] N12 W33 S12 E33 \$	
BAS=[ORIG=11,27] E12 N27 W12 S27 \$	
FOP=[ORIG=23,0] N12 W13 S12 E13 \$	
FSP=[ORIG=10,0] N12 W10 S12 E10 \$	
FOP=[ORIG=-8,27] S6 E6 N6 W6 \$	
PTR=[ORIG=0,0] N30 S30 \$	

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	266.00	UT 2.00	2.00	100	0	0	3	100	532
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT 0.00	0.00	100	2014	2014	3	100	100
3	0296	SHED METAL	0	100	0	0	1.00	UT 0.00	0.00	100	2014	2014	3	100	200
4	0031	BARN,MT AE	0	100	24	25	1.00	UT 0.00	0.00	100	2019	2019	3	100	8,500
5	0070	CARPORT UF	0	100	0	0	1.00	UT 1,500.00	1,500.00	100	2025	2024		100	1,500

LAND DESCRIPTION		TOTAL OB/XF														10,832								
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		A-1	0.00	0.00	3.49	AC		1.00	1.00	1.00	11,000.00	11,000.00	38,390							