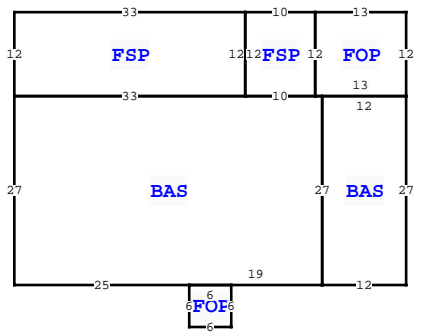
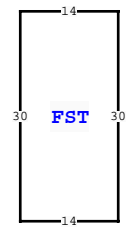




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	60		
Interior Floo	13	LAM/VNLPLK	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	7416.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100		324	34,469
BAS	1,188	100		1,188	126,384
FOP	36	30		11	1,170
FOP	156	30		47	5,000
FSP	120	40		48	5,106
FSP	396	40		158	16,809
FST	420	55		231	24,574
TOTALS	2,640			2,007	213,513

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2026									
				Heated Area:	1512			HX Base Yr	2026			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		213,513	
TOTAL MARKET OB/XF VALUE		10,832	
TOTAL LAND VALUE - MARKET		38,390	
TOTAL MARKET VALUE		262,735	
SOH/AGL Deduction		0	
ASSESSED VALUE		262,735	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		211,324	
TOTAL JUST VALUE		262,735	
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	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	532
2	0252	LEAN-TO W/	0	100	0	0			1.00	UT	0.00				0.00	100
3	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				0.00	200
4	0031	BARN, MT AE	0	100	24	25			1.00	UT	0.00				0.00	8,500
5	0070	CARPORT UF	0	100	0	0			1.00	UT	1,500.00				1,500.00	1,500

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

230 SW CHARLIE LN, LAKE CITY

BUILDING NOTES												
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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 \$												

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		A-1	0.00	0.00	3.49	AC		1.00	1.00	1.00	11,000.00	11,000.00	38,390								