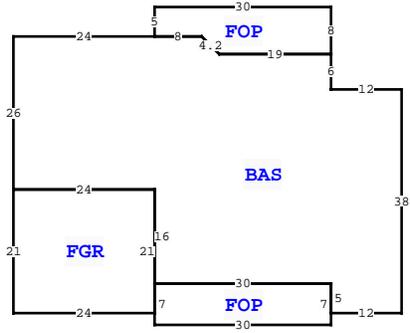
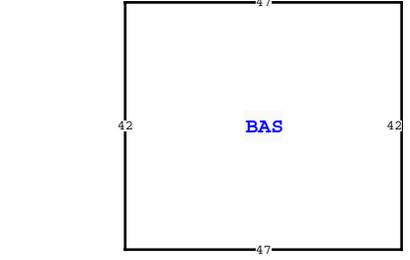


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	4,657	117.3700	133.80	623,107	2015	2015	0	0	10.00	90.00		

1 SINGLE FAM 100% - 2016 Heated Area: 4253 HX Base Yr 2016



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	7417.0400	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100		1,974	237,709
BAS	2,279	100		2,279	274,437
FGR	504	55		277	33,357
FOP	210	30		63	7,586
FOP	212	30		64	7,707
TOTALS	5,179			4,657	560,796

223 SW CHALLENGER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	24	32	UT	2.00	2.00	100	2011	2011	3	100	1,536	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2015	2015	3	100	3,676	

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	560,796	
TOTAL MARKET OB/XF VALUE	5,212	
TOTAL LAND VALUE - MARKET	35,000	
TOTAL MARKET VALUE	601,008	
SOH/AGL Deduction	211,612	
ASSESSED VALUE	389,396	
TOTAL EXEMPTION VALUE	101,411	
BASE TAXABLE VALUE	287,985	
TOTAL JUST VALUE	601,008	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	597,280	

LAND:1:1: 0.50 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32456	SFR	927	11/06/2014
29124	PLANE HNGR	600	01/11/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1173/0841	5/15/2009	WD Q	Q	V	01	60,000
GRANTOR: WILLIAM T & JILL YOUN						
GRANTEE: THE HOUSTON TRUST						
1038/0932	2/16/2005	WD Q	Q	V		54,000
GRANTOR: F C CARROLL PROPRTIE						
GRANTEE: WILLIAM T & JILL YO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W12 N6 FOP= N8 W30 S5 E8 D3 R3 E19\$ W19 L3 U3 W8 W24 S26 FGR= S21 E24 N21 W24\$ E24 S16 FOP= S7 E30 N7 W30\$ E30 S5 E12 N38\$ PTR= N70 BAS= W47 S42 E47 N42\$ S70\$.

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	113.00	191.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000									