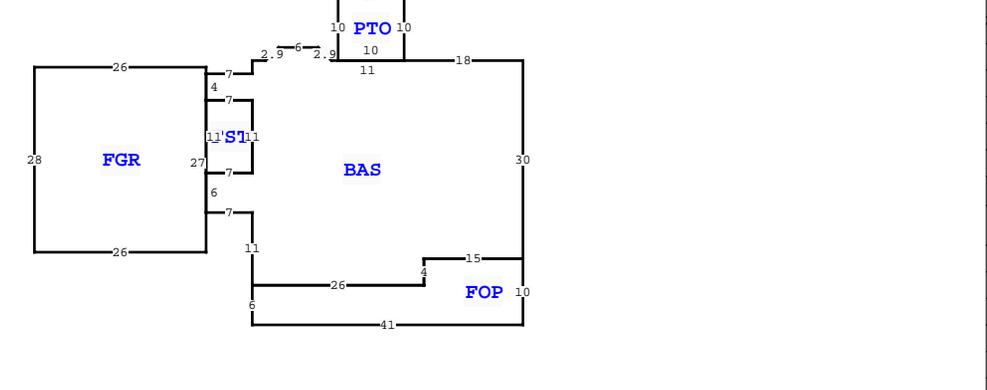


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	2. 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
1	SINGLE FAM	100%	- 2016		481,762	1999	1999	0	0	26.00	74.00

Heated Area: 2503 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	1,420	100		1,420	166,415
FGR	728	55		400	46,878
FOP	306	30		92	10,782
FST	77	55		42	4,922
FUS	364	100		364	42,659
FUS	719	100		719	84,262
PTO	100	5		5	586
TOTALS	3,714			3,042	356,504

289 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	0	935.00	UT	2.00	2.00	100	1999	1999	3	100	1,870	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			385,016
TOTAL MARKET OB/XF VALUE			1,870
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			421,886
SOH/AGL Deduction			126,717
ASSESSED VALUE			295,169
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			243,758
TOTAL JUST VALUE			421,886
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			418,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051888	Roof Replacement	8,000	12/19/2024
000043376	Roof Replacement	16,569	12/13/2021
22123	PLANE HNGR	150	07/23/2004
15825	SFR	380	07/27/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/2215	8/16/2015	WD	Q	I	01	300,000

GRANTOR: DANIEL D & SHEILA M S
GRANTEE: DEL J SCHIER

1289/1249	10/06/2014	WD	U	I	30	120,100
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GRANTOR: SAURIOL RENTALS LLC
GRANTEE: DANIEL D & SHEILA M

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W18 PTO= N10 W10 S10 E10\$ W11 U2 L2 W6 L2 D2 W2 S2 W7 FGR= N1 W26 S28 E26 N27\$ S4 FST= S11 E7 N11 W7\$ E7 S11 W7 S6 E7 S11 FOP= S6 E41 N10 W15 S4 W26\$ E26 N4 E15 N30\$ PTR= N30 FUS= N19 W41 S19 E5 S5 E5 N5 E5 N10 E11 S10 E5 S5 E5 N5 E5\$ S30\$ PTR= N30 E50 FUS= N28 W13 S28 E13\$ S30 W50\$.

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	DPHT 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	1120.00	187.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000									

