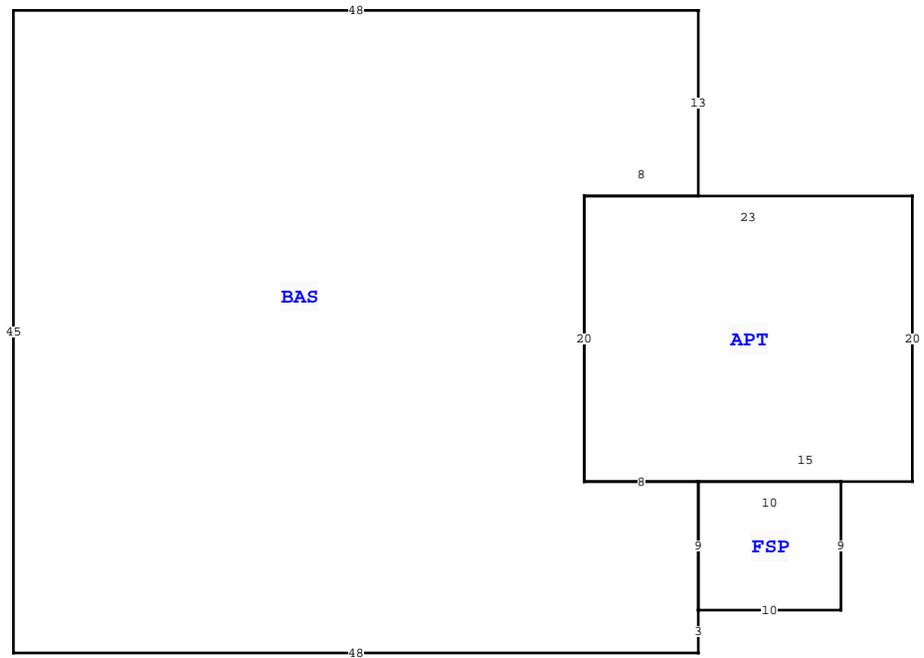


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	03	CONC FINSH 100	
Air Condition		N/A 100	
Heating Type		N/A 100	
Bedrooms		1 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architctual	05	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	09	09	
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
APT	460	100	
BAS	2,000	100	
FSP	90	40	
TOTALS	2,550		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	AIR HANGAR	100% - 2007									
			Heated Area: 2460			HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 2	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			278,063
TOTAL MARKET OB/XF VALUE			3,892
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			316,955
SOH/AGL Deduction			64,784
ASSESSED VALUE			252,171
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			195,760
TOTAL JUST VALUE			316,955
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20695	SFR	244	05/14/2003
18660	SFR	274	08/27/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1068/1332	12/16/2005	WD	Q	I		350,000
GRANTOR: PETER & SHARON TAYLOR						
GRANTEE: AUGUST & SANDRA T T						
0912/1705	10/13/2000	WD	Q	V		30,000
GRANTOR: F C CARROLL PROPERTIE						
GRANTEE: PETER & SHARON TAYL						

EXTRA FEATURES		209 SW WINGS TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0166	CONC, PAVMT	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026	MLU	

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	1,846.00	UT	2.00	2.00	100	2002	2002	3	100	3,692	
2	0166	CONC, PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

BUILDING NOTES	

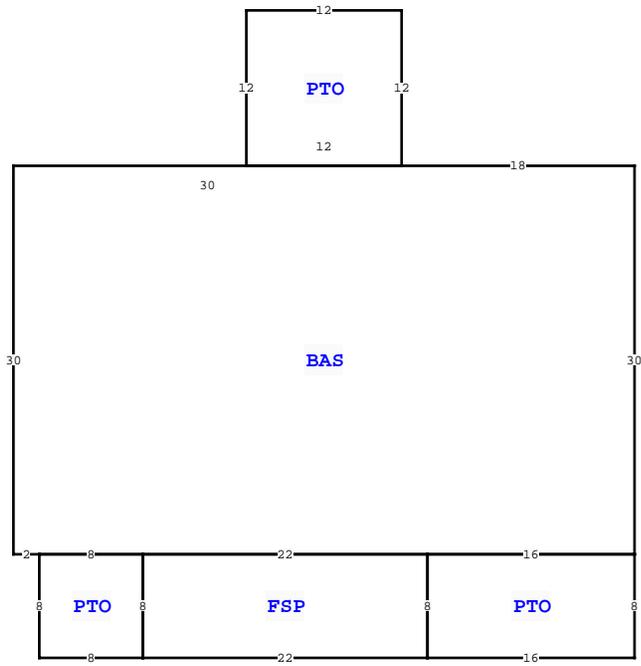
BUILDING DIMENSIONS	
BAS= W48 S45 E48 N3 FSP= E10 N9 W10 S9\$ N9 APT= E15 N20 W23 S20 E8\$ W8 N20 E8 N13\$.	

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	1236.00	125.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 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	1,526	158.3010	177.30	270,560	2004	2004	0	0	26.25	73.75

2 SINGLE FAM 100% - 2007 Heated Area: 1440 HX Base Yr 2007



Quality	09	09			
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	1,440	100		1,440	188,293
FSP	176	40		70	9,153
PTO	64	5		3	392
PTO	128	5		6	785
PTO	144	5		7	915
TOTALS	1,952			1,526	199,538

209 SW WINGS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES															TOTAL OB/XF		
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
																0	

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

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
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GRANTOR: PETER & SHARON TAYLOR						
GRANTEE: AUGUST & SANDRA T T						
0912/1705	10/13/2000	WD Q	Q	V		30,000
GRANTOR: F C CARROLL PROPERTIE						
GRANTEE: PETER & SHARON TAYL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W18 PTO= N12 W12 S12 E12\$ W30 S30 E2 PTO= S8 E8 N8 W8\$ E8 FSP= S8 E22 N8 W22\$ E22 PTO= S8 E16 N8 W16 \$ E16 N30\$.