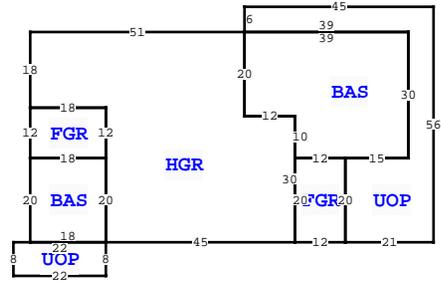
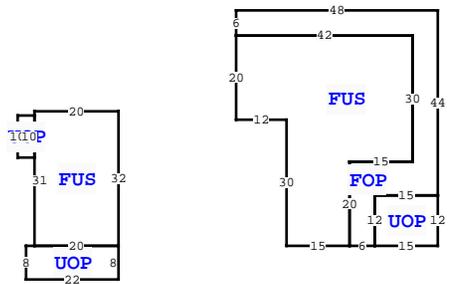


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4 100
Frame	01 NONE 100
Stories	2. 2. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,291	114.7923	130.86	692,380	1998	1998	0	0	33.08	66.92

1 SINGLE FAM 50% - 1999 Heated Area: 3490 HX Base Yr 1999



** This building has 13 Sub-Areas

BLD DATE	LGL DATE	04/21/2023	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

278 SW BAMBI LN, LAKE CITY

MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	7417.0600	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	31,526
BAS	1,050	100		1,050	91,950
FGR	216	55		119	10,421
FGR	240	55		132	11,560
FOP	708	30		212	18,565
FUS	640	100		640	56,046
FUS	1,440	100		1,440	126,103
HGR	2,334	45		1,050	91,950
UOP	40	20		8	701
UOP	176	20		35	3,065
TOTALS	8,430			5,291	463,341

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	50	0	8,415.00	UT	1.00	1.00	100	1998	1998	3	100	8,415	
2	0060	CARPOT F	0	50	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
3	0119	MASONRY WA	0	50	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			463,341
TOTAL MARKET OB/XF VALUE			9,915
TOTAL LAND VALUE - MARKET			69,375
TOTAL MARKET VALUE			542,631
SOH/AGL Deduction			127,317
ASSESSED VALUE			415,314
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			358,903
TOTAL JUST VALUE			542,631
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			542,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12562	SFR	455	05/23/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1312	11/20/2023	QC	U	I	11	100
GRANTOR: ROOS PAUL A						
GRANTEE: ROOS PAUL A						
0920/1608	1/23/2001	WD	Q	I	01	100
GRANTOR: PAUL & SHIRLEY MELLEN						
GRANTEE: PAUL & SHIRLEY MELL						

BUILDING NOTES												

BUILDING DIMENSIONS												
HGR= W51 S18 FGR= S12 E18 N12 W18\$ E18 S12 BAS= W18 S20E18 N20\$ S20 UOP= W22 S8 E22 N8\$ E45 N30 W12 N20 \$ BAS= S20 E12 S10 FGR= S20 E12 N20 W12\$ E12 UOP= S20 E21 N56 W45S6 E39 S30 W15\$ E15 N30 W39\$ PTR= N40 FUS= N32 W20 S1 UOP= W4 S10 E4 N10\$ S31 UOP= W2 S8 E22 N8 W20\$ E20\$ S40\$ PTR= N40 E40 FUS= E15 FOP= E6 UOP= E15 N12 W15 S12\$ N12 E15 N44 W48 S6 E42 S30 W15 S20 \$ N20 E15 N30 W42 S20 E12 S30\$ S40 W40\$.												

LAND DESCRIPTION																								
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	50		RSF-1	0.00	0.00	3.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	69,375							