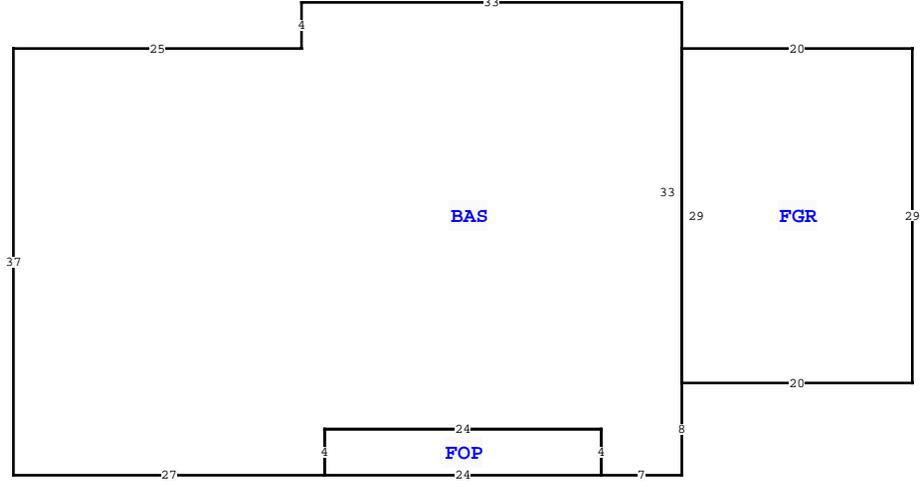


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.	1.	100
Architactual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,182	100	
FGR	580	55	
FOP	96	30	
TOTALS	2,858		

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%	- 2025	109.35	276,656	1976	1976	0	0	35.00	65.00
Heated Area: 2182 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			179,826
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			203,826
SOH/AGL Deduction			24,483
ASSESSED VALUE			179,343
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			127,932
TOTAL JUST VALUE			203,826
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/1110	11/07/2012	WD	U	I	38	60,000
GRANTOR: KELVIN & CARRIE F PAR						
GRANTEE: JOHN PIERCE						
1126/2350	7/27/2007	WD	Q	I		166,500
GRANTOR: RICHARD & JEFFREY TOC						
GRANTEE: KELVIN & CARRIE PAR						

EXTRA FEATURES		202 SW AURORA WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0190	FPLC PF	1,200.00
3	0120	CLFENCE 4	0.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 S37 E27 FOP= E24 N4W24 S4\$ N4 E24 S4 E7 N8 FGR= E20 N29 W20 S29\$ N33 W33 S4\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,500																						
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							