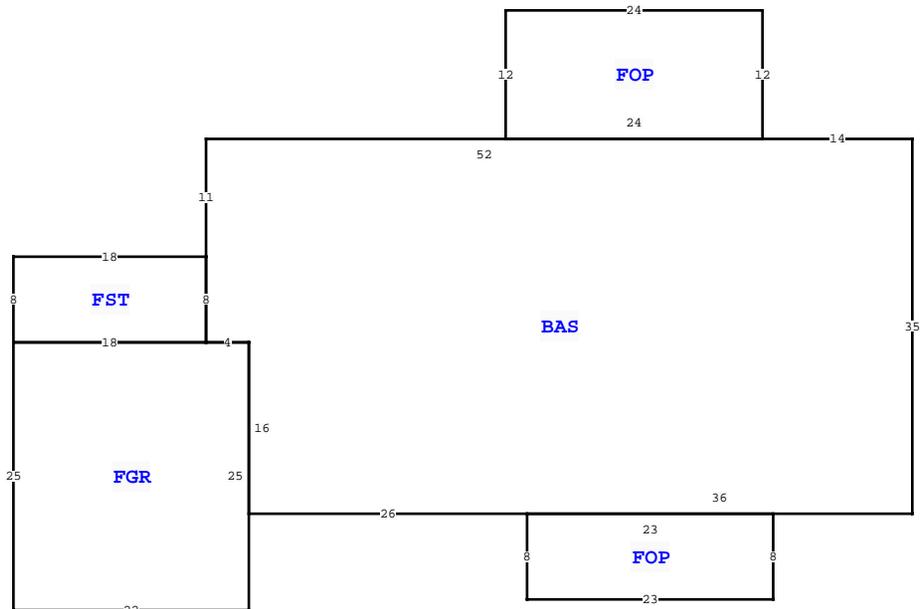




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 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
1	SINGLE FAM	100%	2003		363,521	1999	1999	0	0	26.00	74.00



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,246	100		2,246	218,276
FGR	550	55		302	29,350
FOP	184	30		55	5,345
FOP	288	30		86	8,358
FST	144	55		79	7,678
TOTALS	3,412			2,768	269,006

EXTRA FEATURES		191 SW MACKINAW WAY, LAKE CITY														
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	2,574.00	UT	1.13	1.13	100	1999	1999	3	100	2,896	
2	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

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

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,006
TOTAL MARKET OB/XF VALUE		3,196
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		294,702
SOH/AGL Deduction		108,100
ASSESSED VALUE		186,602
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		130,191
TOTAL JUST VALUE		294,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047447	Roof Replacement	22,360	06/13/2023
15454	SFR	365	05/03/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0967/2444	11/15/2002	WD	Q	I		155,000
GRANTOR: DONNA R DUNCAN						
GRANTEE: PATRICK D HUMPHRESS						
0877/2300	4/02/1999	WD	Q	V		12,500
GRANTOR: TURILL						
GRANTEE: DUNCAN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FOP= N12 W24 S12 E24\$ W52 S11 FST= W18 S8 E18 N8\$ S8	
FGR= W18 S25 E22 N25 W4\$ E4 S16 E26 FOP= S8 E23 N8 W23\$ E36	
N35 \$.	

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							