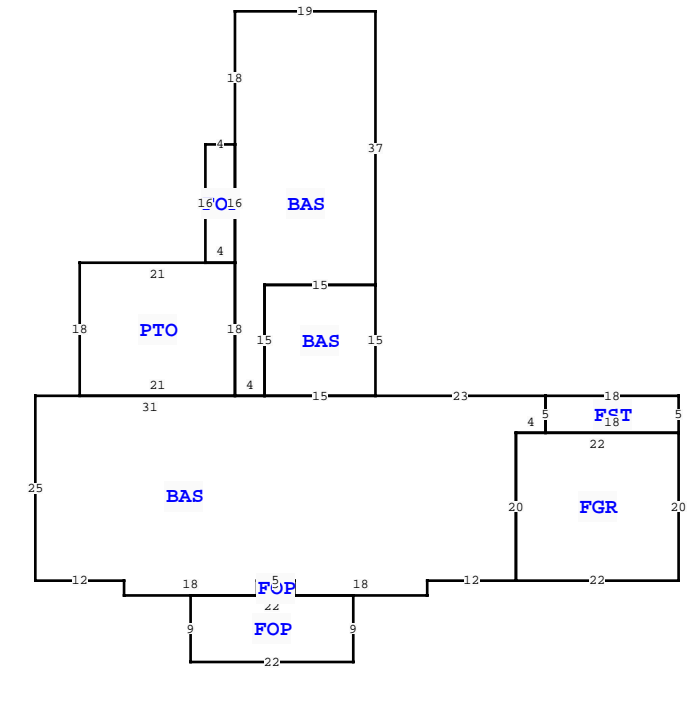


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	0 100
Kitchen Adjus	01	01 100
Quality	05	05
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	3,097	105.2600	117.89	365,105	1976	1985	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2012 Heated Area: 2705 HX Base Yr 2012													



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	225	100		225	17,241
BAS	763	100		763	58,468
BAS	1,717	100		1,717	131,571
FGR	440	55		242	18,544
FOP	10	30		3	230
FOP	64	30		19	1,456
FOP	198	30		59	4,521
FST	90	55		50	3,832
PTO	378	5		19	1,456
TOTALS	3,885			3,097	237,318

255 SW AURORA WAY, LAKE CITY

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

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	0	0	0	0.00	100	0	0	3	100	400	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1994	1994	3	40	14,336	
3	0296	SHED METAL	0	100	31	21	1.00	UT	0.00	100	0	0	3	100	1,011	
4	0070	CARPORIT UF	0	100	12	18	1.00	UT	0.00	100	0	0	3	100	345	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1994	1994	3	100	600	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	100	

TOTAL OB/XF 16,792

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

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			237,318
TOTAL MARKET OB/XF VALUE			16,792
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			276,610
SOH/AGL Deduction			110,899
ASSESSED VALUE			165,711
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			114,300
TOTAL JUST VALUE			276,610
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			272,610
XFOB:5:1: AROUND POOL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
40119	ADDN SFR	0	07/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/0622	5/25/2011	WD Q	Q	I	01	182,000
GRANTOR: DAVID & LOUANN BLACK						
GRANTEE: MARK D BORIS & POLL						
0996/2515	10/06/2003	WD Q	Q	I		166,000
GRANTOR: KREITZER						
GRANTEE: DAVID & LOUANN BLAC						

BUILDING NOTES													
BAS=[ORIG=0,0] W23 W15 W31 S25 E12 S2 E18 N2 E5 S2 E18 N2 E12 N20 E4 N5 \$													
BAS=[ORIG=-38,0] N15 E15 N37 W19 S18 S16 S18 E4 \$													
FGR=[ORIG=-4,25] E22 N20 W22 S20 \$													
PTO=[ORIG=-42,-18] W21 S18 E21 N18 \$													
BAS=[ORIG=-23,0] N15 W15 S15 E15 \$													
FOP=[ORIG=-48,36] E22 N9 W22 S9 \$													
FST=[ORIG=0,5] E18 N5 W18 S5 \$													
FOP=[ORIG=-42,-34] W4 S16 E4 N16 \$													
FOP=[ORIG=-39,27] E5 N2 W5 S2 \$													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W23 W15 W31 S25 E12 S2 E18 N2 E5 S2 E18 N2 E12 N20 E4 N5 \$													
BAS=[ORIG=-38,0] N15 E15 N37 W19 S18 S16 S18 E4 \$													
FGR=[ORIG=-4,25] E22 N20 W22 S20 \$													
PTO=[ORIG=-42,-18] W21 S18 E21 N18 \$													
BAS=[ORIG=-23,0] N15 W15 S15 E15 \$													
FOP=[ORIG=-48,36] E22 N9 W22 S9 \$													
FST=[ORIG=0,5] E18 N5 W18 S5 \$													
FOP=[ORIG=-42,-34] W4 S16 E4 N16 \$													
FOP=[ORIG=-39,27] E5 N2 W5 S2 \$													