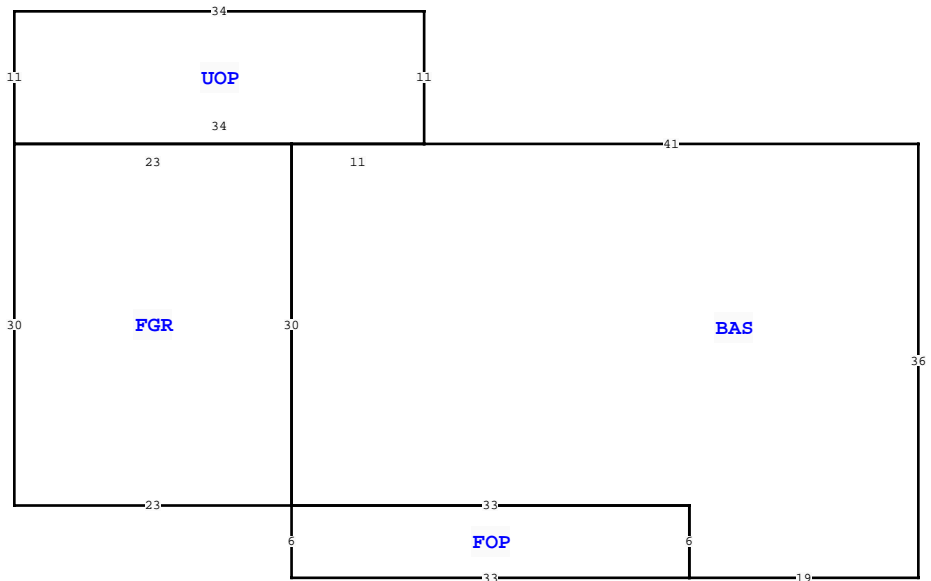


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,674	100	
FGR	690	55	
FOP	198	30	
UOP	374	20	
TOTALS	2,936		

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%	- 2022									Heated Area: 1674 HX Base Yr 2022	



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		224,719	
TOTAL MARKET OB/XF VALUE		3,300	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		250,519	
SOH/AGL Deduction		33,342	
ASSESSED VALUE		217,177	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		165,766	
TOTAL JUST VALUE		250,519	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,515	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25910	MAINT/ALTR	35	06/11/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/1860	8/23/2021	WD Q	Q	I	01	210,000
GRANTOR: BRALLIER MARY DEBORAH						
GRANTEE: HULUBESCU SIMONA OA						
1074/0472	2/10/2006	WD Q	Q	I		155,000
GRANTOR: MARY ELLEN MCLENDON						
GRANTEE: MARY BRALLIER						

EXTRA FEATURES														BLD DATE		LGL DATE		
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	BLD DATE	LGL DATE
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,000		04/14/2026	MLU
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000			
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300			
														BLD DATE		LGL DATE		
														XF DATE		LAND DATE		
														INC DATE		AG DATE		

BUILDING NOTES													
263 SW ACE LN, LAKE CITY													

BUILDING DIMENSIONS													
BAS= W41 UOP= N11 W34 S11 E34\$ W11 FGR= W23 S30 E23 N30\$ S30 FOP= S6 E33 N6 W33\$ E33S6 E19 N36\$.													

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							