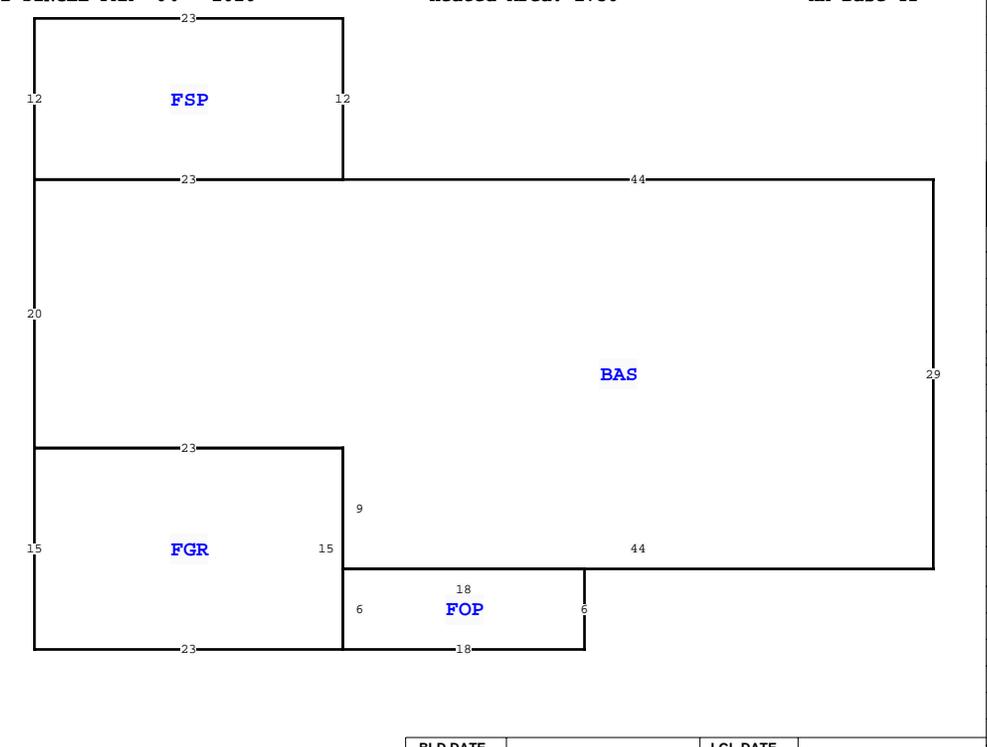


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	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		
0100	01	2,068	133.9470	152.70	315,784	1980	1980	0	0	35.00	65.00		



Quality	07 07				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	172,307
FGR	345	55		190	18,858
FOP	108	30		32	3,176
FSP	276	40		110	10,918
TOTALS	2,465			2,068	205,260

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		
VALUATION BY	Tax Group: 2	STANDARD
BUILDING MARKET VALUE	205,260	
TOTAL MARKET OB/XF VALUE	35,834	
TOTAL LAND VALUE - MARKET	18,500	
TOTAL MARKET VALUE	259,594	
SOH/AGL Deduction	0	
ASSESSED VALUE	259,594	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	259,594	
TOTAL JUST VALUE	259,594	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	256,985	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39759	POOL ENCL	0	05/12/2020
39543	POOL	0	04/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1137/0797	11/30/2007	QC Q	Q	I	01	36,000
GRANTOR: DIAN & MICHAEL RICHA						
GRANTEE: DIANA RICHARDS						
1062/1789	10/21/2005	QC Q	Q	I	01	40,000
GRANTOR: SCOTT						
GRANTEE: DIANA LYNN RICHARDS						

EXTRA FEATURES		142 SW KAREN CT, 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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
2	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0060	CARPORT F	0	0	18	360.00	UT	3.00	3.00	50	1993	1993	3	50	540	
5	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
6	0280	POOL R/CON	0	0	14	392.00	UT	70.00	70.00	100	2021	2020		91	24,970	
7	0282	POOL ENCL	0	0	26	988.00	UT	9.00	9.00	100	2021	2020		70	6,224	

TOTAL OB/XF		35,834	
BLD DATE		LGL DATE	04/21/2023
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W44 FSP= N12 W23 S12 E23\$ W23 S20 FGR= S15 E23 N15W23\$ E23 S9 FOP= S6 E18 N6 W18\$ E44 N29\$.						

LAND DESCRIPTION		TOTAL OB/XF		35,834																				
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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							