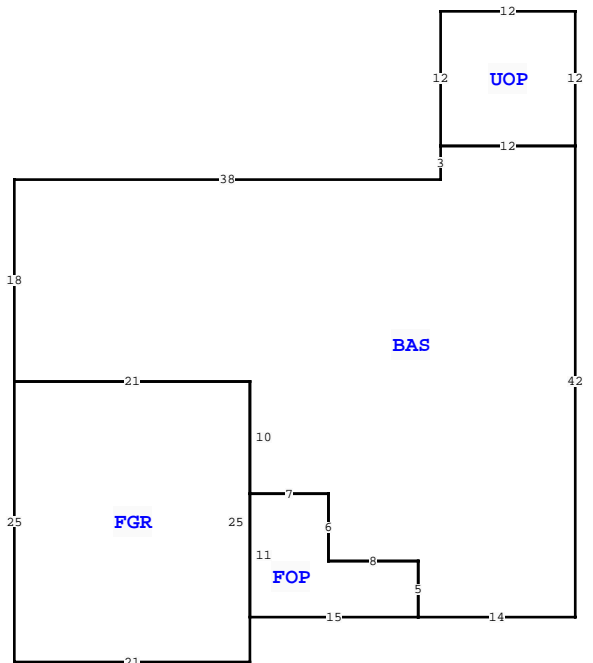


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	15 HARDTILE 30
Interior Floor	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
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	1,781	118.2000	132.38	235,769	2007	2007	0	0	0	18.00	82.00			
1 SINGLE FAM 0% - 2021 Heated Area: 1428 HX Base Yr															



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100		1,428	155,012
FGR	525	55		289	31,372
FOP	117	30		35	3,799
UOP	144	20		29	3,148
<b>TOTALS</b>	<b>2,214</b>			<b>1,781</b>	<b>193,331</b>

2441 SW BIRLEY AVE, 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	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,600	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	2,800.00	2,800.00	100	2025	2024		100	2,800	

TOTAL OB/XF														
7,400														

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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			0.00	0.00	1.00	LT		1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF														
7,400														

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	193,331			
TOTAL MARKET OB/XF VALUE	7,400			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	235,731			
SOH/AGL Deduction	0			
ASSESSED VALUE	235,731			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	235,731			
TOTAL JUST VALUE	235,731			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	238,088			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26185	SFR	480	08/29/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/2611	12/14/2020	WD Q	Q	I	01	175,000
GRANTOR: TANNER JAMES WAYNE						
GRANTEE: LEE KORTNEY PILLARS						
1272/0403	3/07/2014	QC U	U	I	11	100
GRANTOR: FLOR LOUIS						
GRANTEE: WAYNE TANNER						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W38 S18 FGR= S25 E21 N25 W21\$ E21 S10 FOP= S11 E15 N5 W8 N6 W7\$ E7 S6 E8 S5 E14 N42 UOP= N12 W12 S12 E12\$ W12 S3\$.														