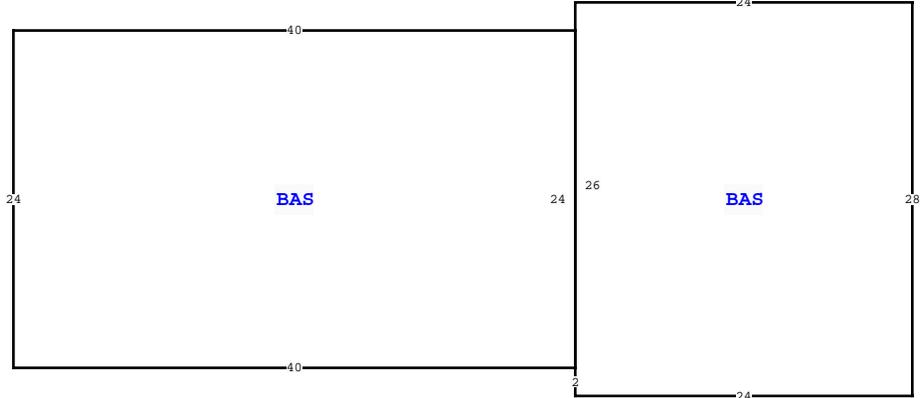


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	1 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architctual	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	1,632	101.0000	115.14	187,908	2004	2004	0	0	26.25	73.75		
1 SINGLE FAM 100% - 2007 Heated Area: 1632 HX Base Yr 2007													



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	7416.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	57,063
BAS	960	100		960	81,519
TOTALS	1,632			1,632	138,582

EXTRA FEATURES 179 SW LEONARD TER, LAKE CITY

BLD DATE	LGL DATE	04/16/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		138,582	
TOTAL MARKET OB/XF VALUE		1,000	
TOTAL LAND VALUE - MARKET		25,380	
TOTAL MARKET VALUE		164,962	
SOH/AGL Deduction		58,210	
ASSESSED VALUE		106,752	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		55,341	
TOTAL JUST VALUE		164,962	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		160,609	
XFOB:1:1: MARLO/NBLT MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22899	GARAGE	226	03/11/2005
21418	SFR	304	01/14/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1093/2347	8/16/2006	WD Q	Q	I		110,000
GRANTOR: MICHELE WILLINGHAM						
GRANTEE: LORRAINE BRUZIK						
0891/1157	10/28/1999	WD Q	Q	V		10,000
GRANTOR: MIER						
GRANTEE: WILLINGHAM						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S24 E40 BAS= S2 E24 N28 W24 S26\$ N24\$.	

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	0261	PRCH, UOP	0	100	0	0	0		0.00	100	2014	2014	3	100	300	
2	0031	BARN, MT AE	0	100	0	0	0		0.00	100	2014	2014	3	100	600	
3	0166	CONC, PAVMT	0	100	0	0	0		0.00	100	2014	2014	3	100	100	

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		A-1	0.00	0.00	1.41	AC		1.00	1.00	1.00	18,000.00	18,000.00	25,380							