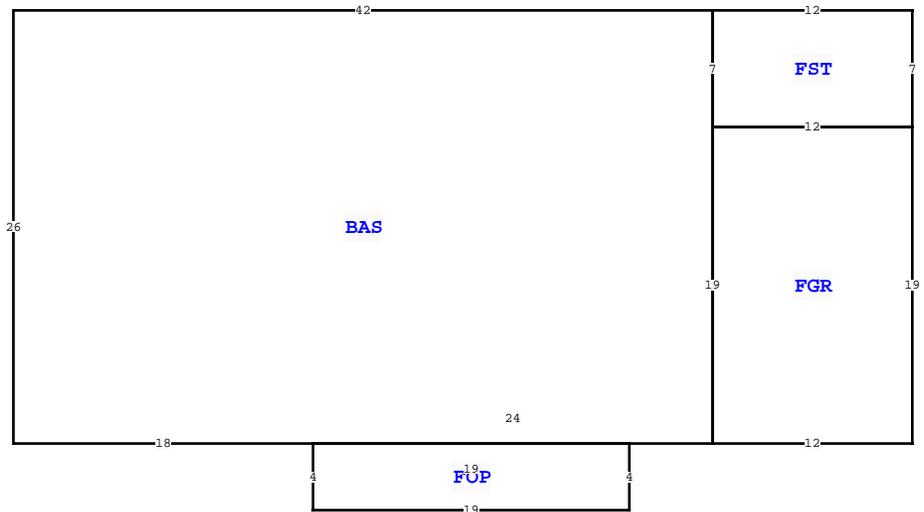


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,092	100	
FGR	228	55	
FOP	76	30	
FST	84	55	
TOTALS	1,480		

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%	- 2020		Heated Area: 1092					HX Base Yr	2020



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		118,171	
TOTAL MARKET OB/XF VALUE		1,300	
TOTAL LAND VALUE - MARKET		31,748	
TOTAL MARKET VALUE		151,219	
SOH/AGL Deduction		39,367	
ASSESSED VALUE		111,852	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		60,441	
TOTAL JUST VALUE		151,219	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		145,085	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041832	Roof Replacement	8,411	04/30/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/0530	5/18/2019	WD Q	Q	I	05	101,000
GRANTOR: LOTUS PROPERTY LLC						
GRANTEE: DAVID HAROLD & BONI						
1356/2312	3/10/2018	WD U	U	I	30	65,000
GRANTOR: LAWRENCE HINES & JIAN						
GRANTEE: LOTUS PROPERTY LLC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES	
139 SW HIGH ST, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W42 S26 E18 FOP= S4 E19 N4 W19\$ E24 FGR= E12 N19W12 S19\$ N19 FST= E12 N7 W12S7\$ N7\$.	

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			1.00	UT	0.00				1,000	
2	0120	CLFENCE 4	0	100	0	0			1.00	UT	0.00				300	

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	2250.00	140.00	23,089.65	SF		1.00	1.00	1.25	1.10	1.38	31,748							