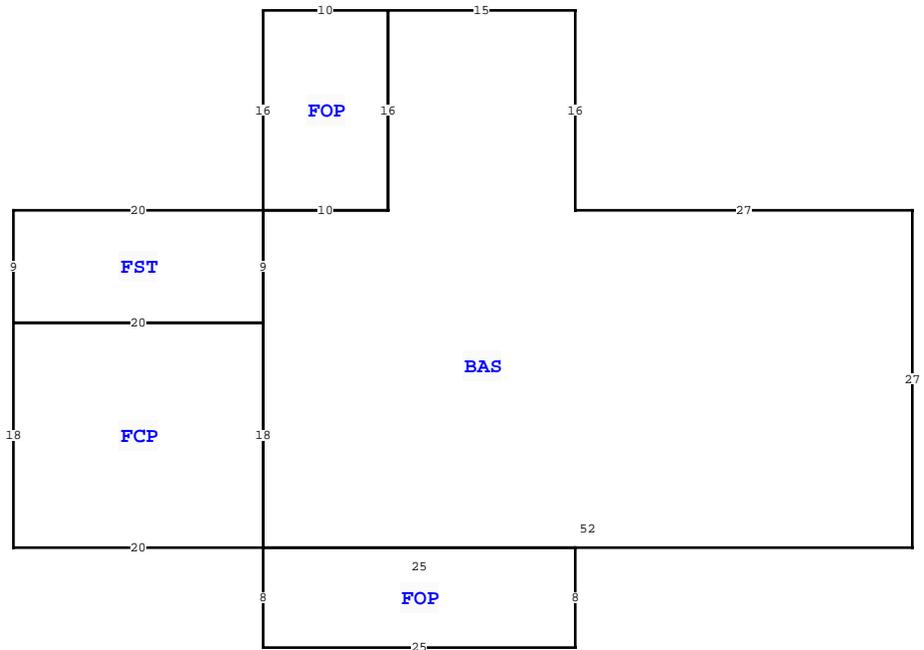


ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
Quality	05	05

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2012		Heated Area: 1644		HX Base Yr 2012				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100		1,644	135,821
FCP	360	25		90	7,436
FOP	160	30		48	3,965
FOP	200	30		60	4,957
FST	180	55		99	8,179
TOTALS	2,544			1,941	160,357

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		160,357	
TOTAL MARKET OB/XF VALUE		3,800	
TOTAL LAND VALUE - MARKET		53,260	
TOTAL MARKET VALUE		178,537	
SOH/AGL Deduction		61,963	
ASSESSED VALUE		116,574	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		15,163	
TOTAL JUST VALUE		217,417	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,189	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047063	Roof Replacement	14,315	04/25/2023
8183	SFR	50,000	03/22/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1205/2634	12/02/2010	WD	Q	I	01	130,000

GRANTOR: MARK, ALISA, JUDITH,  
GRANTEE: WILLIAM & MARY ANN

1192/2532	4/15/2010	PB	U	I	11	0
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GRANTOR: CLERK OF COURT (BILLY)  
GRANTEE: MARK, ALISA, JUDITH, D

EXTRA FEATURES					
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W

269 SW MANGHAM WAY, LAKE CITY

BLD DATE	LGL DATE
	05/06/2026
XF DATE	LAND DATE
INC DATE	AG DATE

L	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	0040	BARN, POLE	0	100	28	30	1.00	UT	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1996	1996	3	100	1,200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	400	
4	0166	CONC, PAVMT	0	100	18	18	1.00	UT	0.00	100	1996	1996	3	100	600	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	600	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W27 N16 W15 FOP= W10 S16 E10 N16\$ S16 W10 FST= W20S9 E20 N9\$ S9 FCP= W20 S18 E20 N18\$ S18 FOP= S8 E25 N8 W25\$ E52 N27 \$.											

LAND DESCRIPTION												TOTAL OB/XF				3,800			
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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	1.02	AC			1.00	1.00	1.00	13,000.00	13,000.00	13,260							
2	6200	A	PASTURE 3		0			A-1	0.00	0.00	4.00	AC			1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT. VAL. AG		0			A-1	0.00	0.00	4.00	AC			1.00	1.00	1.00	10,000.00	10,000.00	40,000							