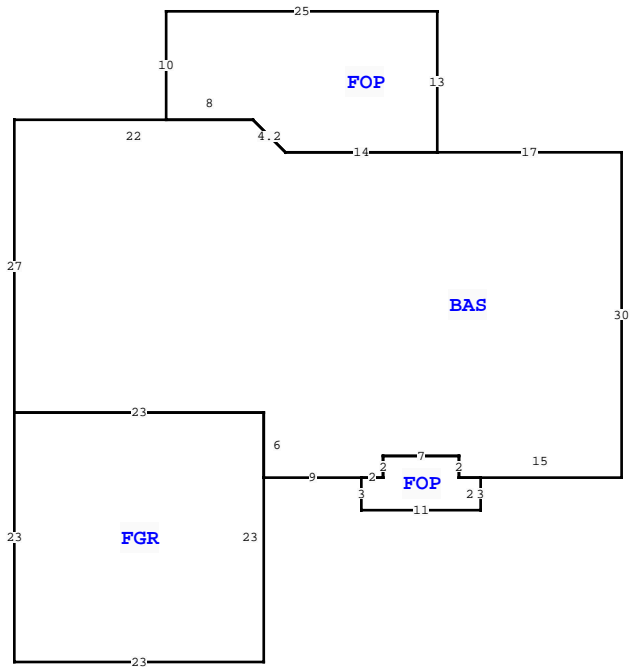


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9416.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,599	100	
FGR	529	55	
FOP	47	30	
FOP	297	30	
TOTALS	2,472		

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%	- 1998								
Heated Area: 1599						HX Base Yr 1998					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		182,316	
TOTAL MARKET OB/XF VALUE		8,873	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		209,689	
SOH/AGL Deduction		65,653	
ASSESSED VALUE		144,036	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		87,625	
TOTAL JUST VALUE		209,689	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		206,597	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53576	Generator		07/14/2025
000053576	Generator		07/14/2025
12416	SFR	265	04/16/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/1663	4/14/2022	LE	U	I	14	100
GRANTOR: MARR JOHN F						
GRANTEE: MARR GRADY T						
0849/0122	12/08/1997	WD	Q	I		91,500
GRANTOR: CRAPPS & CASTAGNA						
GRANTEE: MARR						

EXTRA FEATURES		TOTAL ADJ AREA		SUBAREA MARKET VALUE		
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0166	CONC, PAVMT	0	100	0	0
2	0294	SHED WOOD/	0	100	0	0
3	0104	GENERATOR	0	100	0	0

TOTAL OB/XF												8,873					
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	0166	CONC, PAVMT	0	100	0	0	1,315.00	UT	1.50	1.50	100	1997	1997	3	100	1,973	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

BUILDING NOTES	
117 SW PINE FOREST CT, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W17 FOP= N13 W25 S10 E8 D3 R3 E14\$ W14 L3 U3 W22 S27	
FGR= S23 E23 N23 W23\$ E23S6 E9 FOP= S3 E11 N3 W2 N2 W7S2 W2\$	
E2 N2 E7 S2 E15 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF																		8,873					
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							