

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	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	2,540	113.7024	127.35	323,469	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 2220 HX Base Yr 2002

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		210,255
TOTAL MARKET OB/XF VALUE		18,839
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		247,594
SOH/AGL Deduction		97,049
ASSESSED VALUE		150,545
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,134
TOTAL JUST VALUE		247,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,594

Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	9417.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,220	100		2,220	183,766
FEP	144	80		115	9,519
FOP	120	30		36	2,980
FOP	384	30		115	9,519
FST	99	55		54	4,470
TOTALS	2,967			2,540	210,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12512	POOL	90	05/13/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/1847	1/30/2023	LE U		I	14	100
GRANTOR: LEE HENRY WADE						
GRANTEE: LAXTON GARY WAYNE (
1470/461	6/30/2022	LE U		I	14	100
GRANTOR: LEE HENRY WAYNE						
GRANTEE: LAXTON GARY WADE						

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	100	0	0	1.00	UT	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1997	1997	3	40	14,336	
4	0166	CONC, PAVMT	0	100	0	0	935.00	UT	1.50	100	1997	1997	3	100	1,403	
5	0296	SHED METAL	0	100	10	20	1.00	UT	0.00	100	1993	1993	3	100	800	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
7	0262	PRCH, FOP	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	400	

159 SE CUSTER WAY, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS= W21 FEP= N12 W12 S12 E12\$ W12 N12 W25 S43 E18 FOP= E30 N4 W30 S4\$ N4 E30 S4 E21 N22 FST= N9 W11 S9 E11\$ W11 N9\$ FOP= E11 N12 W32 S12 E21\$.												

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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								