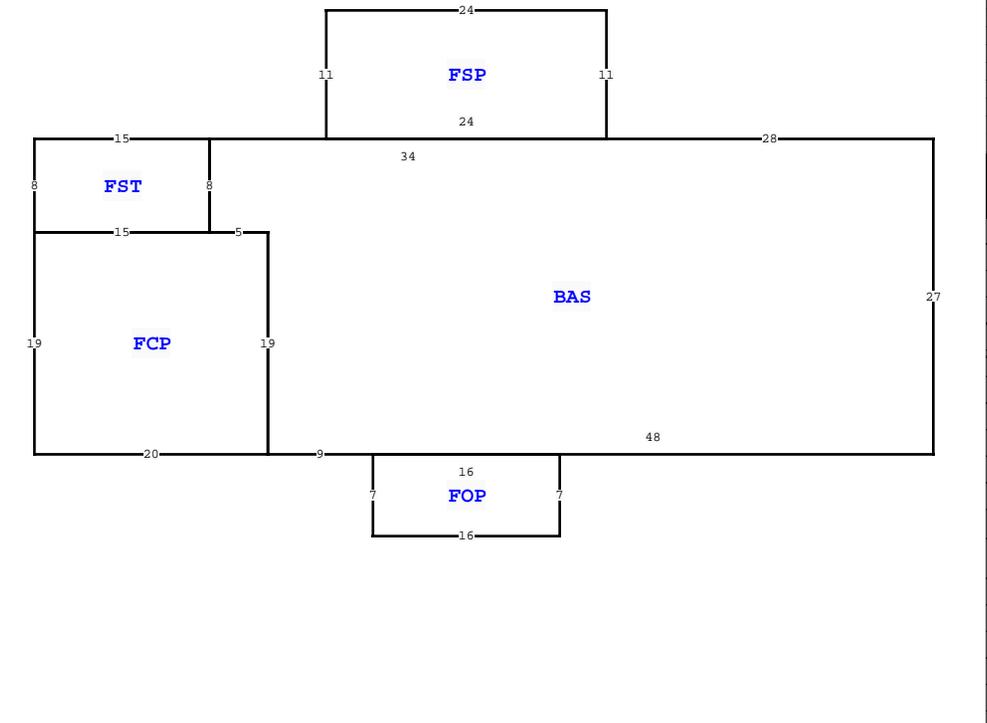


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual Units	05	CONV 100
Condition Adj	03	0 100
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	1,880	116.6220	130.62	245,566	1980	1990	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100		1,579	134,062
FCP	380	25		95	8,066
FOP	112	30		34	2,887
FSP	264	40		106	9,000
FST	120	55		66	5,604
TOTALS	2,455			1,880	159,618

227 SE CUSTER WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

TOTAL OB/XF 2,000

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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			159,618
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			180,118
SOH/AGL Deduction			51,335
ASSESSED VALUE			128,783
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			77,372
TOTAL JUST VALUE			180,118
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			182,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044374	Remodel	7,039	05/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/1079	3/25/2025	LE U	I	I	14	100

GRANTOR: HEWETT ELISA
GRANTEE: HEWETT ELISA (ENH L
1459/2362 2/09/2022 QC U I 11 100
GRANTOR: SMITH ELISA
GRANTEE: HEWETT ELISA

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 FSP= N11 W24 S11 E24\$ W34 FST= W15 S8 E15 N8\$ S8 FCP= W15 S19 E20 N19 W5\$ E5 S19 E9 FOP= S7 E16 N7 W16\$E48 N27\$.	