

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 60
Exterior Wall	08 WD OR PLY 40
Roof Structure	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	01 NONE 100
Stories	0 0 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,118	107.2820	120.16	254,499	1980	1985	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1524 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		165,424	
TOTAL MARKET OB/XF VALUE		2,300	
TOTAL LAND VALUE - MARKET		16,650	
TOTAL MARKET VALUE		184,374	
SOH/AGL Deduction		0	
ASSESSED VALUE		184,374	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		184,374	
TOTAL JUST VALUE		184,374	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		184,374	

MAP NUM	MKT AREA	06			
9417.0100	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100		1,524	119,031
FEP	288	80		230	17,964
FGR	480	55		264	20,619
FOP	156	30		47	3,671
FST	96	55		53	4,139
TOTALS	2,544			2,118	165,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050756	Roof Replacement	14,630	09/06/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0878/2010	4/14/1999	WD Q	Q	I	01	69,000
GRANTOR: D GRANOFF						
GRANTEE: WILLIAMS						
0878/2010	4/14/1999	WD Q	Q	I	01	69,000
GRANTOR: D GRANOFF						
GRANTEE: WILLIAMS (SOLD TO P						

EXTRA FEATURES		190 SE CUSTER WAY, LAKE CITY															
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W38 S28 E28 FOP= S4 E26N6 W26 S2\$ N2 E26 FGR= S6 E20N24 W20 S18\$ N18 E8 FST= E12 N8 W12 S8\$ N8 FEP= N12 W24 S12 E24\$ W24\$.	

LAND DESCRIPTION		TOTAL OB/XF										2,300												
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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	18,500.00	16,650.00	16,650							