

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 70			
Exterior Wall	31	VINYL SID 30			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	12	HARDWOOD 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 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			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	9417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100		1,450	133,213
FOP	85	30		26	2,388
FSP	84	40		34	3,123
TOTALS	1,619			1,510	138,725

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%	- 2000		Heated Area: 1450					HX Base Yr 2000		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			138,725
TOTAL MARKET OB/XF VALUE			1,400
TOTAL LAND VALUE - MARKET			22,386
TOTAL MARKET VALUE			162,511
SOH/AGL Deduction			54,418
ASSESSED VALUE			108,093
TOTAL EXEMPTION VALUE	HX HB WX SX		106,411
BASE TAXABLE VALUE			1,682
TOTAL JUST VALUE			162,511
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,571
SALE:1:1: DICKS OWNS SUWANCOL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16118	SFR	240	10/07/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1399	6/02/2025	LE U		I	14	100
GRANTOR: TAYLOR LUCIENNE L						
GRANTEE: TAYLOR LUCIENNE L (
1312/2751	4/11/2016	PB U		I	18	100
GRANTOR: CLERK OF COURT (ROBE						
GRANTEE: LUCIENNE L TAYLOR A						

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	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	400
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	1,000

BUILDING NOTES			
149 SE KLONDIKE PL, LAKE CITY			

BUILDING DIMENSIONS			
BAS= W47 FSP= W12 S7 E12 N7\$ S7 W12 S19 E28 FOP= S5 E17 N5 W17\$ E31 N26\$.			

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	0.82	AC		1.00	1.00	1.00	9,000.00	9,000.00	7,380							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.64	AC		1.00	1.00	1.00	9,000.00	9,000.00	14,760							
3	9630	C	SWAMP	100		A-1	0.00	0.00	2.46	AC		1.00	1.00	1.00	100.00	100.00	246							