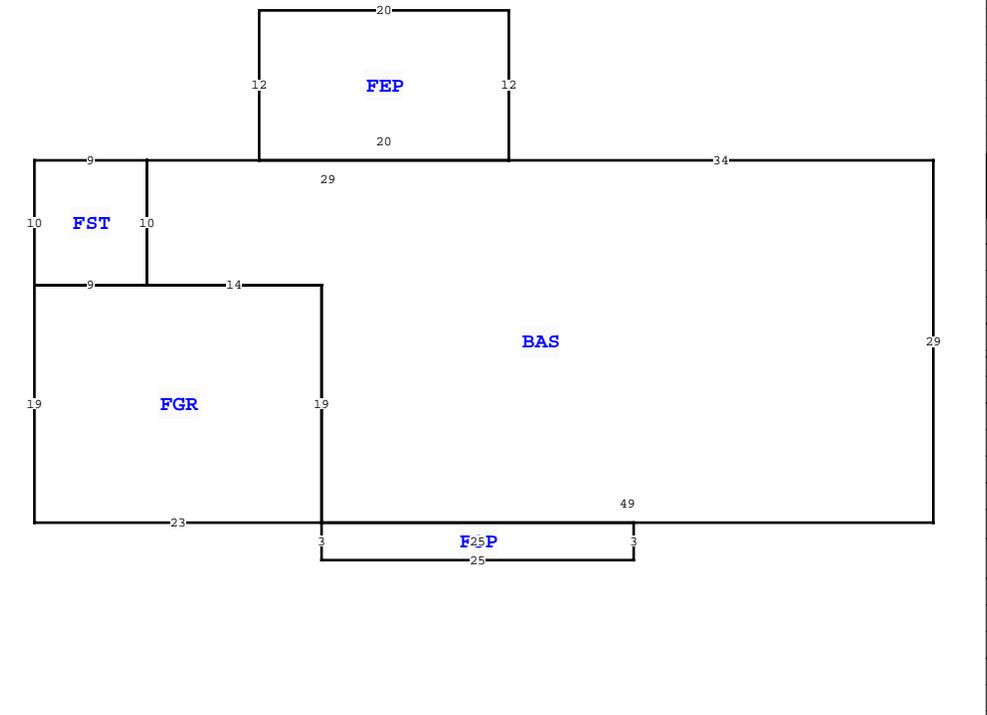


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	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	2,065	115.7210	129.61	267,645	1979	1979	0	0	35.00	65.00



QUALITY	DOR CODE	MAP NUM	MKT AREA		
05 05	0100		06		
NEIGHBORHOOD/LOC 9417.0800 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,561	100		1,561	131,509
FEP	240	80		192	16,175
FGR	437	55		240	20,219
FOP	75	30		22	1,853
FST	90	55		50	4,213
TOTALS	2,403			2,065	173,969

247 SE FONTANA GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			173,969
TOTAL MARKET OB/XF VALUE			19,338
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			211,807
SOH/AGL Deduction			86,973
ASSESSED VALUE			124,834
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			73,423
TOTAL JUST VALUE			211,807
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,807

SALE:2:1: LOT 3 DEERWOOD FOREST UNIT II
SALE:1:1: PROP SETTLEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/548	2/21/2025	LE	U	I	14	100
GRANTOR: MITCHELL RANDALLA						
GRANTEE: MITCHELL RANDALL A						
0835/0629	2/25/1997	QC	Q	I	02	27,000
GRANTOR: ELIZABETH MITCHELL						
GRANTEE: RANDALL MITCHELL						

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	0.00	100	0	0	3	100	250	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0166	CONC, PAVMT	0	100	0	0	1,914.00	UT	2.00	2.00	100	2004	2004	3	100	3,828	
4	0030	BARN, MT	0	0	36	36	1,296.00	UT	10.00	10.00	100	2004	2004	3	100	12,960	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

BUILDING NOTES														

BUILDING DIMENSIONS
BAS= W34 FEP= N12 W20 S12 E20\$ W29 FST= W9 S10 E9 N10\$ S10
FGR= W9 S19 E23 N19 W14\$ E14 S19 FOP= S3 E25 N3 W25\$ E49
N29\$.

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							