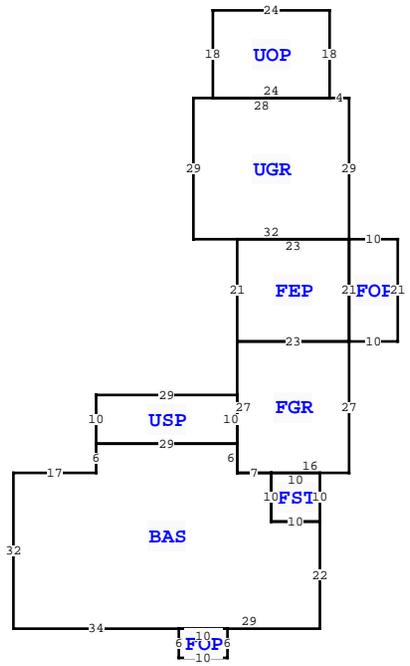


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	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
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		
1	SINGLE FAM	100%	- 0		422,714	1990	1990	0	0	35.00	65.00	Heated Area: 2090 HX Base Yr	



MAP NUM	MKT AREA	06			
9417.0800	1.00/				
NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,090	100		2,090	161,309
FEP	483	80		386	29,792
FGR	621	55		342	26,396
FOP	60	30		18	1,389
FOP	210	30		63	4,863
FST	100	55		55	4,245
UGR	928	45		418	32,261
UOP	432	20		86	6,638
USP	290	35		102	7,872
TOTALS	5,214			3,560	274,764

260 SE FONTANA GLN, LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	600	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	600	
5	0166	CONC, PAVMT	0	100	0	0	2,648.00	UT	2.00	2.00	100	1997	1997	3	100	5,296	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	274,764		
TOTAL MARKET OB/XF VALUE	22,032		
TOTAL LAND VALUE - MARKET	22,100		
TOTAL MARKET VALUE	318,896		
SOH/AGL Deduction	147,512		
ASSESSED VALUE	171,384		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	119,973		
TOTAL JUST VALUE	318,896		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	319,530		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043676	Roof Replacement	21,600	02/09/2022
12429	POOL	90	04/21/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/264	4/10/2025	LE U	I	I	14	100

GRANTOR: MCFATTER ROY M (ENH L)
GRANTEE: MCFATTER TRAVIS CLA

1537/1748	4/10/2025	LE U	I	I	14	100
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GRANTOR: MCFATTER ROY M (ENH L)
GRANTEE: MCFATTER TRAVIS CLA

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W29 S6 W17 S32 E34 FOP= S6 E10 N6 W10\$ E29 N22 FST= N10 W10 S10 E10\$ W10 N10 FGR= E16 N27 FOP= E10 N21 W10 S21\$ FEP= N21 UGR= N29 W4 UOP= N18 W24 S18 E24\$ W28 S29 E32\$ W23 S21 E23\$ W23 S27 E7\$W7N6\$ USP= N10 W29 S10 E29\$.													

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	DPTH 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	4,500.00	3,600.00	3,600							