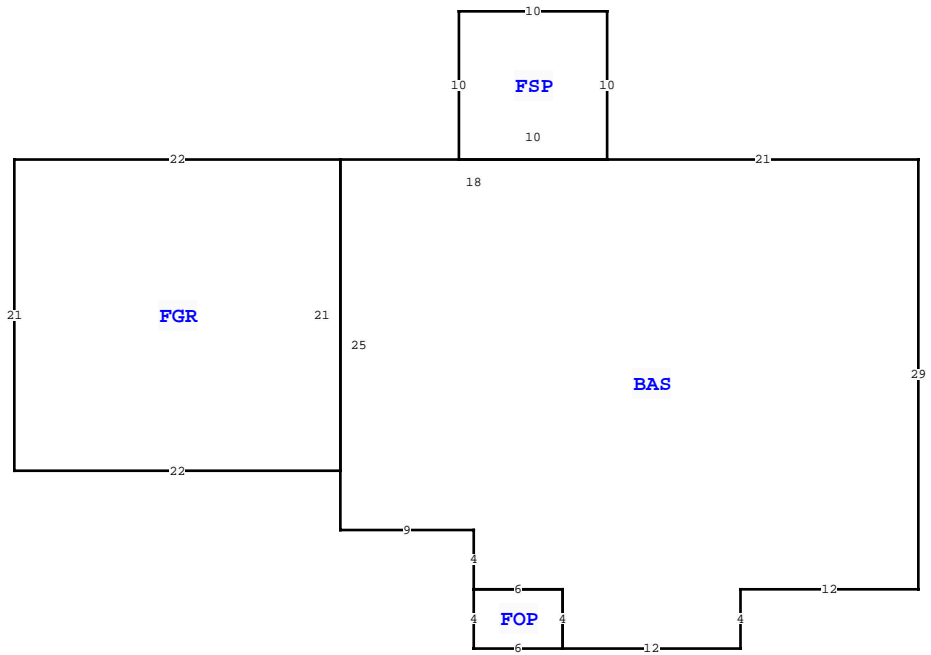


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	9516.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,143	100	
FGR	462	55	
FOP	24	30	
FSP	100	40	
TOTALS	1,729		

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%	- 2005								
Heated Area: 1143						HX Base Yr 2005					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			172,930
TOTAL MARKET OB/XF VALUE			21,236
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			249,166
SOH/AGL Deduction			88,068
ASSESSED VALUE			161,098
TOTAL EXEMPTION VALUE	98 HX HB	161,098	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			249,166
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			246,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042567	Roof Replacement	7,500	08/17/2021
15400	GARAGE	9,000	04/20/1999
12031	SFR	200	01/13/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1415	5/14/2026	WD	Q	I	01	305,000
GRANTOR: KEESLING CHRISTINA G						
GRANTEE: BEARD ALAN L						
1032/2445	12/02/2004	WD	Q	I		143,500
GRANTOR: FRANK H & STELLA A VA						
GRANTEE: DENNIS A & CHRISTIN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0		1.00	0.00	100	1997
2	0294	SHED WOOD/	0	100	10	13		1.00	0.00	100	1997
3	0210	GARAGE U	0	100	24	30		720.00	18.00	100	1999
4	0294	SHED WOOD/	0	100	0	0		1.00	0.00	100	1999
5	0080	DECKING	0	100	0	0		1.00	0.00	100	2006
6	0060	CARPORT F	0	100	18	20		360.00	5.00	100	2006
7	0070	CARPORT UF	0	100	0	0		1.00	0.00	100	2014
8	0210	GARAGE U	0	100	0	0		360.00	12.00	100	2014

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
7170 SW COUNTY ROAD 240 , LAKE CITY											
									04/22/2026		MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W21 FSP= N10W 10 S10 E10S W18 FGR= W22 S21 E22 N21S S25 E9 S4 FOP= S4 E6 N4 W6S E6 S4 E12 N4 E12 N29S .											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00