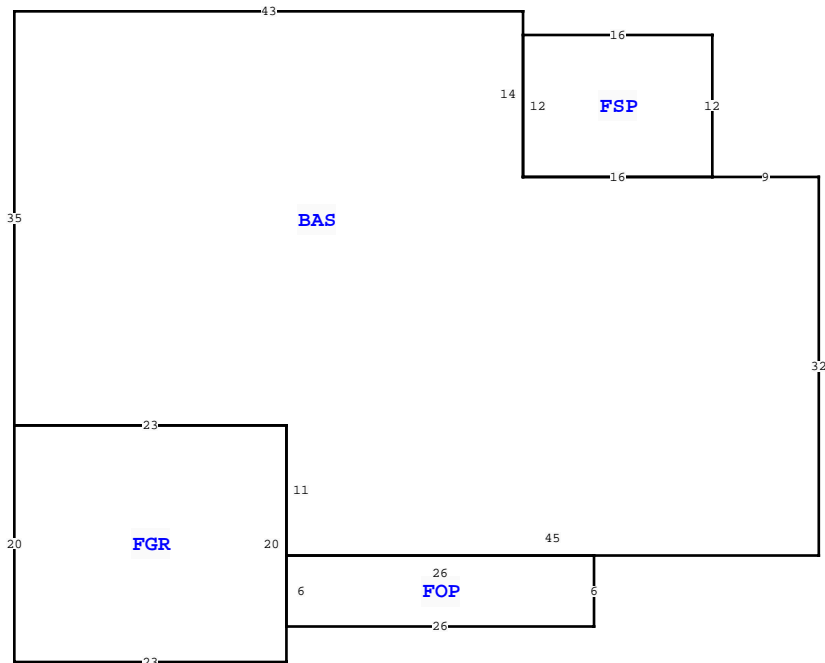


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	13 LAM/VNLPLK 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
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	2,902	98.6670	110.51	320,700	1996	1996	0	0	29.00	71.00		
1 SINGLE FAM 0% - 2024 Heated Area: 2525 HX Base Yr													



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	10416.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,525	100		2,525	198,117
FGR	460	55		253	19,851
FOP	156	30		47	3,688
FSP	192	40		77	6,041
TOTALS	3,333			2,902	227,697

191 SW DEREK GLN, LAKE CITY

BLD DATE	LGL DATE	04/03/2025	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	0166	CONC, PAVMT	0	0	0	0	2,802.00	UT	1.50	1.50	100	1996	1996	3	100	4,203	
2	0120	CLFENCE	4	0	0	0	350.00	UT	4.50	4.50	75	1996	1996	3	75	1,181	
3	0210	GARAGE U	0	0	16	24	384.00	UT	18.00	18.00	75	1996	1996	3	75	5,184	
4	0296	SHED METAL	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

TOTAL OB/XF 13,068

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			227,697
TOTAL MARKET OB/XF VALUE			13,068
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			275,765
SOH/AGL Deduction			0
ASSESSED VALUE			275,765
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			275,765
TOTAL JUST VALUE			275,765
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11068	SFR	355	04/22/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/61	2/17/2026	WD Q	Q	I	01	305,000
GRANTOR: STARKEY ROGER						
GRANTEE: BENNETT SHANTEL MAR						
1381/0694	3/25/2019	WD Q	Q	I	01	200,000
GRANTOR: BEATRICE BURRIDGE						
GRANTEE: ROGER & LINDA STARK						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W43 S35 FGR= S20 E23 N20 W23\$ E23 S11 FOP= S6 E26 N6 W26\$ E45 N32 W9 FSP= N12 W16 S12 E16\$ W16 N14\$.													