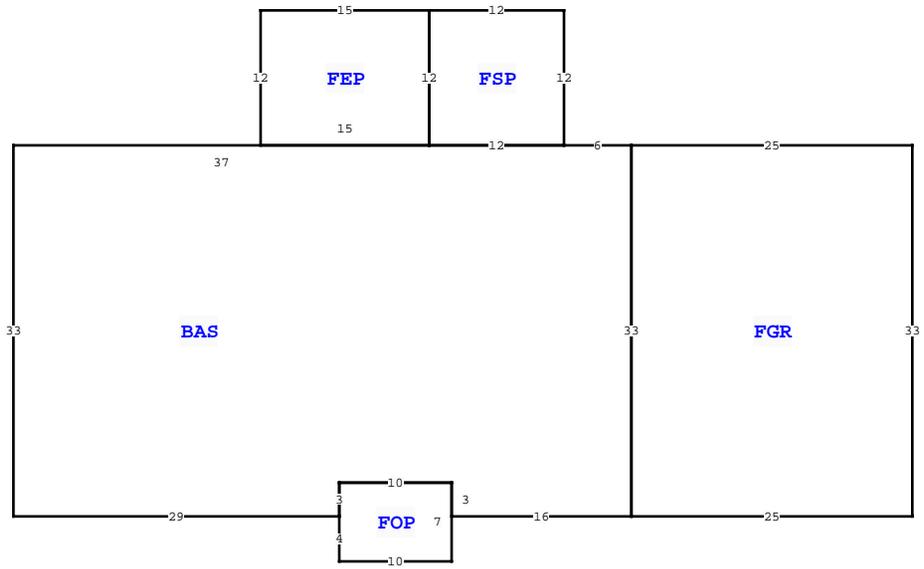


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	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
Quality	05 05

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%	- 2008								
Heated Area: 1785						HX Base Yr 2008					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,785	100		1,785	156,987
FEP	180	80		144	12,664
FGR	825	55		454	39,929
FOP	70	30		21	1,847
FSP	144	40		58	5,101
TOTALS	3,004			2,462	216,528

151 SW PLATINUM GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			216,528
TOTAL MARKET OB/XF VALUE			19,926
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			271,454
SOH/AGL Deduction			77,927
ASSESSED VALUE			193,527
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			142,116
TOTAL JUST VALUE			271,454
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9534	SFR	310	03/29/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1216	10/18/2018	QC	U	I	11	80,000
GRANTOR: ROBERT B SR & DIANE C						
GRANTEE: ROBERT SR & DIANE CH						
1119/2072	5/18/2007	WD	Q	I		238,000
GRANTOR: GEORGE V & DIANE K FO						
GRANTEE: ROBERT B SR & DIANE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W6 FSP= N12 W12 S12 E12\$ W12 FEP= N12 W15 S12 E15\$W37 S33 E29 FOP= S4 E10 N7 W10 S3\$ N3 E10 S3 E16 FGR= E25 N33 W25 S33\$ N33\$.	

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	2,785.00	UT	1.50	1.50	100	1995	1995	3	100	4,178	
2	0120	CLFENCE 4	0	100	0	0	400.00	UT	7.50	7.50	100	2007	2007	3	100	3,000	
3	0210	GARAGE U	0	100	18	28	504.00	UT	16.00	16.00	75	2014	2014	3	75	6,048	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

LAND DESCRIPTION		TOTAL OB/XF														19,926								
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							