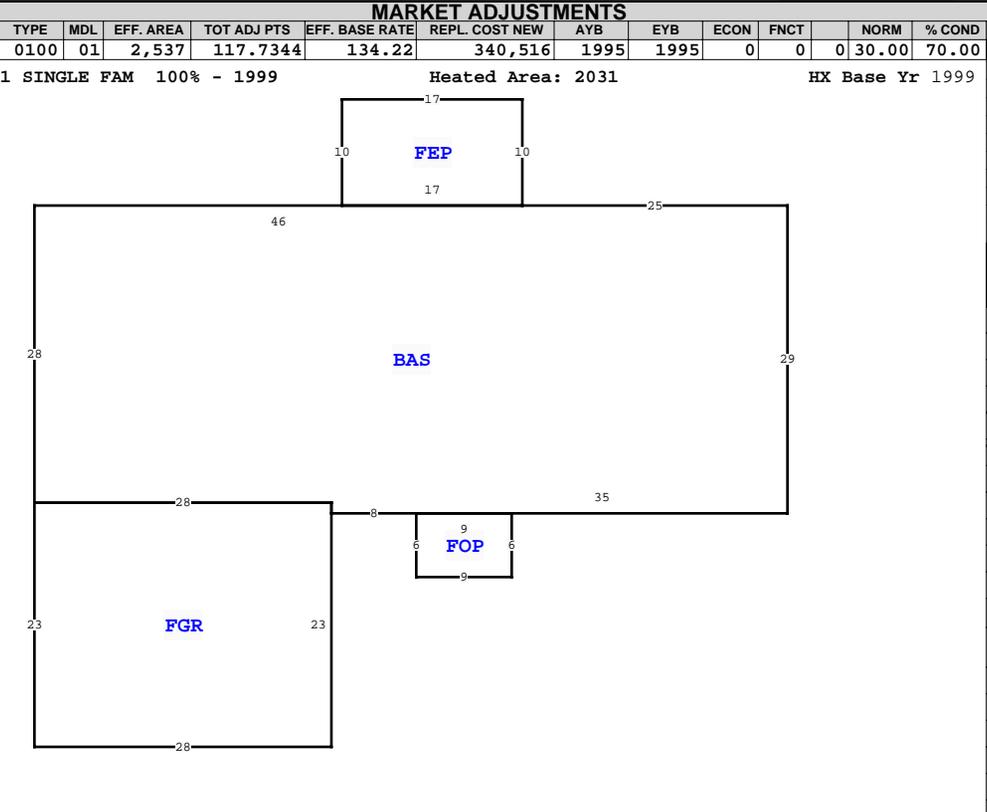


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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



194 SW KEVIN GLN, LAKE CITY

Quality	06	06			
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	2,031	100		2,031	190,821
FEP	170	80		136	12,778
FGR	644	55		354	33,260
FOP	54	30		16	1,504
TOTALS	2,899			2,537	238,361

EXTRA FEATURES		BLD		L		W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES	
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	2,754.00	UT	1.50	1.50	100	1995	1995	3	100	4,131													
2	0258	PATIO	0	100	10	20	200.00	UT	2.50	2.50	75	1995	1995	3	75	375													

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		238,361		
TOTAL MARKET OB/XF VALUE		4,506		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		277,867		
SOH/AGL Deduction		87,174		
ASSESSED VALUE		190,693		
TOTAL EXEMPTION VALUE	HX HB SX	101,411		
BASE TAXABLE VALUE		89,282		
TOTAL JUST VALUE		277,867		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		277,022		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050501	Roof Replacement	22,620	08/02/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0924/0899	3/22/2001	WD Q	Q	I	01	49,000
GRANTOR: VICKI SALZER						
GRANTEE: CHARLES & BARBARA S						
0865/2100	9/14/1998	WD Q	Q	I		130,000
GRANTOR: DAY						
GRANTEE: SALZER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 FEP= N10 W17 S10 E17\$ W46 S28 FGR= S23 E28 N23W28\$ E28 S1 E8 FOP= S6 E9 N6 W9\$ E35 N29\$.	

LAND DESCRIPTION		TOTAL OB/XF		4,506																				
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							