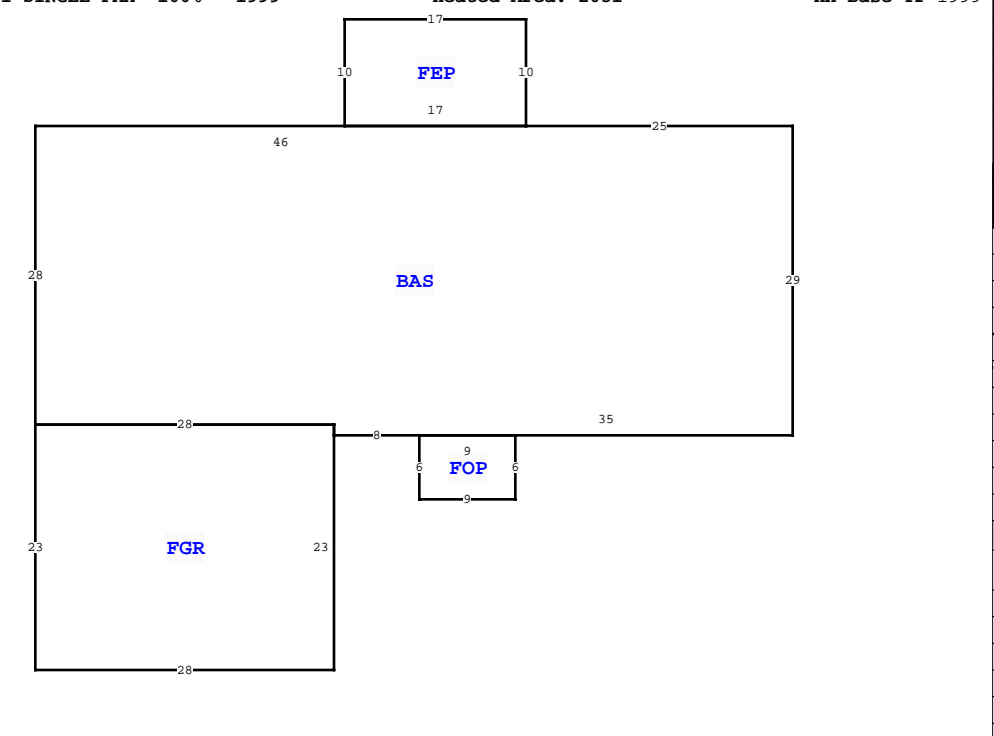


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,537	117.7344	131.86	334,529	1995	1995	0	0	30.00	70.00		



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	187,466
FEP	170	80		136	12,553
FGR	644	55		354	32,675
FOP	54	30		16	1,477
TOTALS	2,899			2,537	234,170

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	100	0	2,754.00	UT	1.50	1.50	100	1995	1995	3	100	4,131	
2	0258	PATIO	0	100	10	200.00	UT	2.50	2.50	75	1995	1995	3	75	375	

194 SW KEVIN GLN, LAKE CITY										BLD DATE		LGL DATE		
										XF DATE		LAND DATE	04/03/2025	MLU
										INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		234,170	
TOTAL MARKET OB/XF VALUE		4,506	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		273,676	
SOH/AGL Deduction		82,983	
ASSESSED VALUE		190,693	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		89,282	
TOTAL JUST VALUE		273,676	
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													
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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										
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							