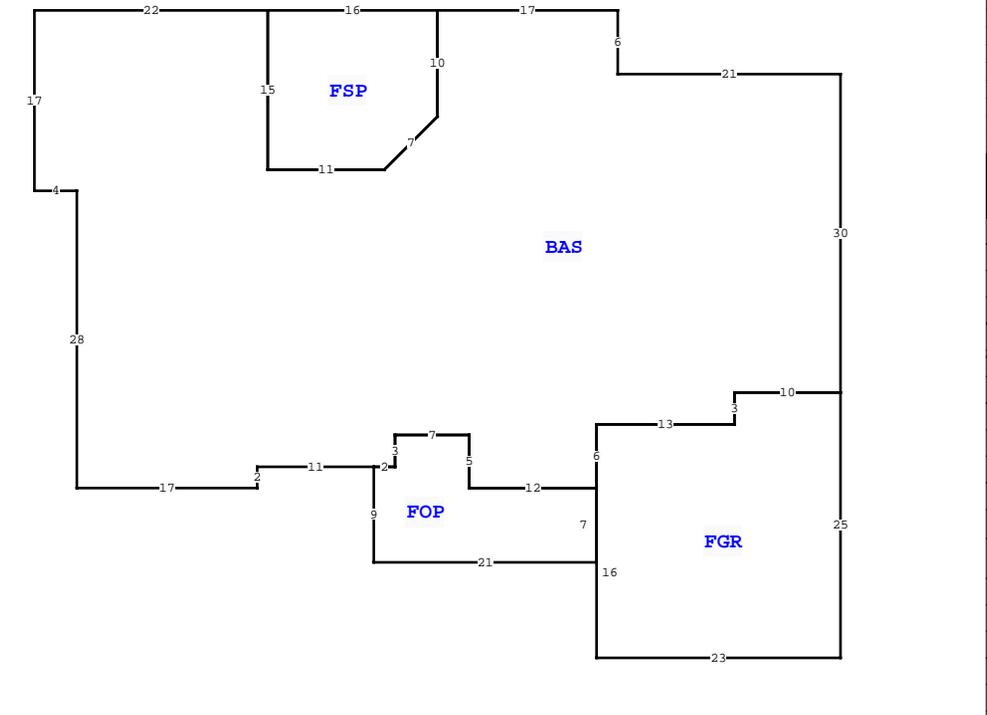


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.1	1.100
Architectual Units	05	CONV 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	3,168	120.5904	137.47	435,505	2002	2002	0	0	23.00	77.00



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	2,726	100		2,726	288,552
FGR	536	55		295	31,227
FOP	186	30		56	5,927
FSP	228	40		91	9,633
TOTALS	3,676			3,168	335,339

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	0	2,704.00	UT	2.50	2.50	100	2002	2002	3	100	6,760	
2	0280	POOL R/CON	0	100	0	0	428.00	UT	70.00	70.00	100	2002	2002	3	40	11,984	
3	0282	POOL ENCL	0	100	0	0	1,184.00	UT	11.25	11.25	100	2002	2002	3	40	5,328	

163 SW KEVIN GLEN, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		
TOTAL OB/XF 24,072				

LAND DESCRIPTION																								
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							

REVIEW DATE 06/16/2025 BY chuck Total Acres: 1.04 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/12/2026 BY SYS																							
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COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	STANDARD	Tax Dist:
BUILDING MARKET VALUE		335,339	
TOTAL MARKET OB/XF VALUE		24,072	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		394,411	
SOH/AGL Deduction		120,154	
ASSESSED VALUE		274,257	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		222,846	
TOTAL JUST VALUE		394,411	
INCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		392,811	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053148	Roof Replacement	21,800	05/19/2025
19489	POOL	125	04/30/2002
18902	SFR	455	10/30/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1056/2703	8/31/2005	WD Q	Q	I		309,900
GRANTOR: BRIAN V & ERIN POWERS						
GRANTEE: JAMES & WENDY SHELN						
0954/2494	5/28/2002	WD U	U	I	07	193,700
GRANTOR: JOHN S & PATRICIA JOH						
GRANTEE: BRIAN V & ERIN F PO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W21 N6 W17 FSP= W16 S15 E11 R5 U5 N10\$ S10 D5 L5 W11 N15 W22 S17 E4 S28 E17 N2 E11 FOP= S9 E21 N7 W12 N5 W7 S3 W2\$ E2 N3 E7 S5 E12 FGR= S16 E23 N25 W10 S3 W13 S6\$ N6 E13 N3 E10 N30\$.