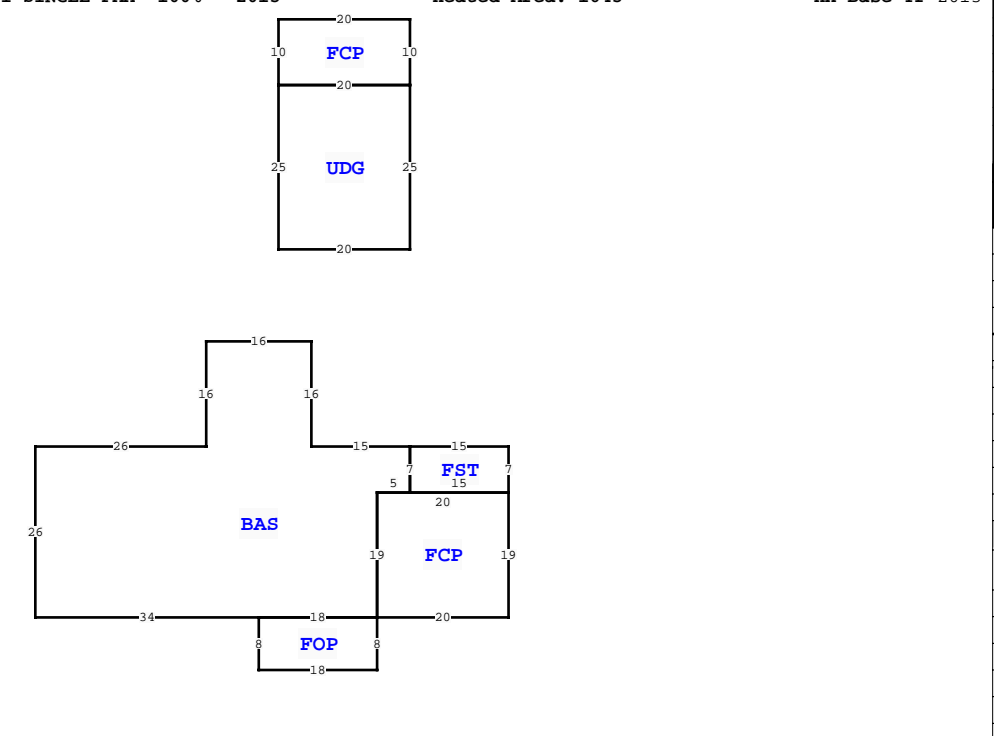


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	2,164	111.5500	124.94	270,370	1977	1977	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2013 Heated Area: 1643 HX Base Yr 2013													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	10416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100		1,643	133,429
FCP	200	25		50	4,061
FCP	380	25		95	7,715
FOP	144	30		43	3,492
FST	105	55		58	4,711
UDG	500	55		275	22,333
TOTALS	2,972			2,164	175,740

248 SW JUSTIN GLN, LAKE CITY

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

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	0	1.00	UT 0.00	100	1993	1993	3	100	300	
2	0190	FPFC PF	0	100	0	0	0	1.00	UT 1,200.00	100	1993	1993	3	100	1,200	
3	0251	LEAN TO W/	0	100	0	0	0	1.00	UT 0.00	100	1993	1993	3	100	600	
4	0130	CLFENCE	5	0	100	0	0	1.00	UT 0.00	100	2019	2019	3	100	1,000	

TOTAL OB/XF 3,100

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

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		00	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	175,740		
TOTAL MARKET OB/XF VALUE	3,100		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	213,840		
SOH/AGL Deduction	98,719		
ASSESSED VALUE	115,121		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	63,710		
TOTAL JUST VALUE	213,840		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	213,840		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27950	MAINT/ALTR	40	07/16/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/0669	5/13/2016	WD	U	I	30	100

GRANTOR: ENEIDA I MATHIS  
GRANTEE: ROBERT S MATHIS  
1237/1368 6/20/2012 WD Q I 01 108,000  
GRANTOR: ROCKY A & AMY G LEE  
GRANTEE: ROBERT S & ENEIDA I

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W15 N16 W16 S16 W26 S26 E34 FOP= S8 E18 N8 W18 E18 FCP= E20 N19 W20 S19 N19 E5 FST= E15 N7 W15 S7 N7 PTR= N30 UDG= N25 FCP= N10 W20 S10 E20 W20 S25 E20 S30.