

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	N/A 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
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	10416.070 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,991	110.3860	125.84	250,547	1992	1992	0	0	33.83	66.17

1 SINGLE FAM 100% - 0 Heated Area: 1617 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		165,787	
TOTAL MARKET OB/XF VALUE		8,857	
TOTAL LAND VALUE - MARKET		37,000	
TOTAL MARKET VALUE		211,644	
SOH/AGL Deduction		77,712	
ASSESSED VALUE		133,932	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		82,521	
TOTAL JUST VALUE		211,644	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		211,268	

LAND:2:1: 0.92 AC.
LAND:1:1: 0.92 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100		1,617	134,645
FGR	528	55		290	24,148
FOP	114	30		34	2,831
FOP	168	30		50	4,163
TOTALS	2,427			1,991	165,787

149 SW SUNSET WAY, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

04/21/2023 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	17	15	255.00	UT	1.40	100	0	0	3	100	357	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	800	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100				3	100	7,000
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	100	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	100	
TOTAL OB/XF															8,857	

BUILDING NOTES														

BUILDING DIMENSIONS
BAS= W21 FOP= N12 W14 S12 E14\$ W48 S29 E45 FOP= W19 S6 E19 N6\$ FGR= S6 E24 N22 W24 S16\$ N16 E24 N13\$.

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/MR	56.00	242.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	100		RSF/MR	66.00	242.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							