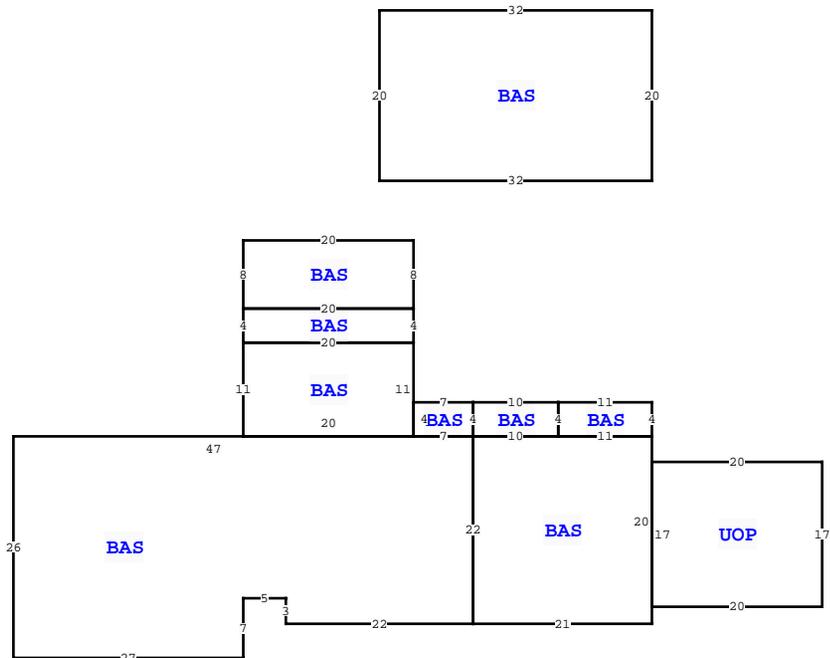




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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
1	SINGLE FAM	100%	- 2000								
					Heated Area: 2955						
						HX Base Yr 2000					



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	10516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	28	100		28	2,207
BAS	40	100		40	3,154
BAS	44	100		44	3,469
BAS	80	100		80	6,308
BAS	160	100		160	12,615
BAS	220	100		220	17,346
BAS	462	100		462	36,427
BAS	640	100		640	50,461
BAS	1,281	100		1,281	101,000
UOP	340	20		68	5,361
TOTALS	3,295			3,023	238,348

6779 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
3	0070	CARPORT UF	0	100	20	20	400.00	UT	2.50	2.50	50	2007	2007	3	50	500	

TOTAL OB/XF 1,100

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	DPTH 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		A-1	210.00	210.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		238,348	
TOTAL MARKET OB/XF VALUE		1,100	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		254,448	
SOH/AGL Deduction		123,499	
ASSESSED VALUE		130,949	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		79,538	
TOTAL JUST VALUE		254,448	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,448	
LAND:1:1: ACRE FRONTS HWY 240-NEAR COLUMBIA CITY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
41074	REMODEL		12/29/2020
17292	REMODEL	115	08/07/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/1960	1/19/2024	LE U	I	I	14	100
GRANTOR: BREWER LARRY A						
GRANTEE: BREWER LARRY A (ENH						
1410/1892	4/27/2020	LE U	I	I	14	100
GRANTOR: LARRY A BREWER & SALL						
GRANTEE: MICHAEL ANTHONY DEM						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=-21,0] W7 W47 S26 E27 N7 E5 S3 E22 N22 \$									
BAS=[ORIG=0,-30] N20 W32 S20 E32 \$									
BAS=[ORIG=0,0] W11 W10 S22 E21 N2 N20 \$									
UOP=[ORIG=0,20] E20 N17 W20 S17 \$									
BAS=[ORIG=-28,0] N11 W20 S11 E20 \$									
BAS=[ORIG=-28,-15] N8 W20 S8 E20 \$									
BAS=[ORIG=-28,-11] N4 W20 S4 E20 \$									
BAS=[ORIG=0,0] N4 W11 S4 E11 \$									
BAS=[ORIG=-11,0] N4 W10 S4 E10 \$									
BAS=[ORIG=-21,0] N4 W7 S4 E7 \$									