



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	16	WD FR STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	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	0102	SFRES/MOBILE HOME			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	10516.080	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100		1,686	144,524
FOP	75	30		22	1,886
FOP	157	30		47	4,029
UCP	340	20		68	5,829
TOTALS	2,258			1,823	156,267

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,823	114.8000	130.87	238,576	2002	2002	0	0	34.50	65.50

2 SINGLE FAM 100% - 2004 Heated Area: 1686 HX Base Yr 2004

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		188,434	
TOTAL MARKET OB/XF VALUE		3,792	
TOTAL LAND VALUE - MARKET		44,220	
TOTAL MARKET VALUE		236,446	
SOH/AGL Deduction		74,646	
ASSESSED VALUE		161,800	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		110,389	
TOTAL JUST VALUE		236,446	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,657	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049131	Electrical Servic	0	01/31/2024
29195	M H	300	02/18/2011
27255	M H	421	08/11/2008
19309	SFR	304	03/27/2002
6837	M H	60	02/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/0958	7/10/2001	WD Q	Q	I		23,000

GRANTOR: MARGARET MULLER
GRANTEE: MIGUEL WRIGHT
0848/2133 11/11/1997 WD Q I 01 0
GRANTOR: RICHARD MULLER
GRANTEE: MARGARET MULLER

EXTRA FEATURES		BLD DATE		LGL DATE													
L	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	18	22	396.00	UT	2.00	2.00	100	2002	2002	3	100	792	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF												3,792				
380 SW PECAN GLN, LAKE CITY												BLD DATE		LGL DATE	04/22/2026	MLU
												XF DATE		LAND DATE		
												INC DATE		AG DATE		

BUILDING NOTES											
BAS= W11 L4 U4 W5 D4 L4 FOP= L4 U4 W11 S11 E15 N7 \$ S7 W15 N11 W13 S39 E13 FOP= E15 N5 W15 S5\$ N5 E15 S5 E13 N6 E13 N12 UCP= E18 N17 W20 S17 E2\$ W2 N17\$.											

BUILDING DIMENSIONS											
BAS= W11 L4 U4 W5 D4 L4 FOP= L4 U4 W11 S11 E15 N7 \$ S7 W15 N11 W13 S39 E13 FOP= E15 N5 W15 S5\$ N5 E15 S5 E13 N6 E13 N12 UCP= E18 N17 W20 S17 E2\$ W2 N17\$.											

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/MH	0.00	0.00	3.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,220							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

