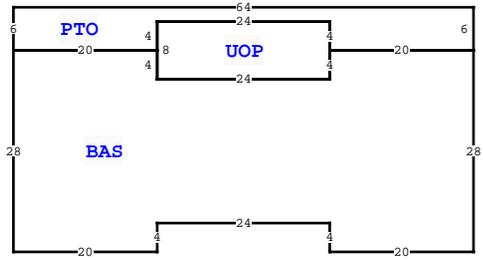
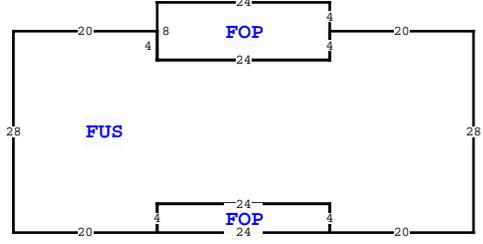


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 50
Exterior Wall	17 MSNRY STUC 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	2. 2. 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 01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SINGLE FAM	100% - 2010										
Heated Area: 3200						HX Base Yr 2010						



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	161,371
FOP	96	30		29	2,925
FOP	192	30		58	5,849
FUS	1,600	100		1,600	161,371
PTO	288	5		14	1,412
UOP	192	20		38	3,833
TOTALS	3,968			3,339	336,761

286 SW PECAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
2	0166	CONC, PAVMT	0	100	5	64	320.00	UT	3.00	3.00	100	2006	2006	3	100	960	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			336,761	
TOTAL MARKET OB/XF VALUE			6,760	
TOTAL LAND VALUE - MARKET			44,220	
TOTAL MARKET VALUE			387,741	
SOH/AGL Deduction			138,560	
ASSESSED VALUE			249,181	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			197,770	
TOTAL JUST VALUE			387,741	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			378,335	

XFOB:1:1: BUCC M H  
SALE:1:1: CLEARING TITLE  
BLDG:1:1: BUCC MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046970	Remodel	4,784	04/14/2023
12586	SFR	505	05/30/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1184/1505	10/08/2009	WD	U	I	12	130,000

GRANTOR: LITTON LOAN SERVICING  
GRANTEE: MARVIN & GLENDA BUC  
1168/2416 2/11/2009 CT U I 18 0  
GRANTOR: CLERK OF COURT  
GRANTEE: LITTON LOAN SERVICI

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
PTO= N6 W64 S6 E20 N4 E24 S4 E20\$ BAS= W20 UOP= N4 W24 S8E24 N4\$ S4 W24 N4 W20 S28 E20 N4 E24 S4 E20 N28\$ PTR= N30 FUS= N28 W20 POP= N4 W24 S8 E24 N4\$ S4 W24 N4 W20 S28 E20 POP= E24 N4 W24 S4\$ N4 E24 S4E20 \$ S30\$ .												

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	4.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,220								