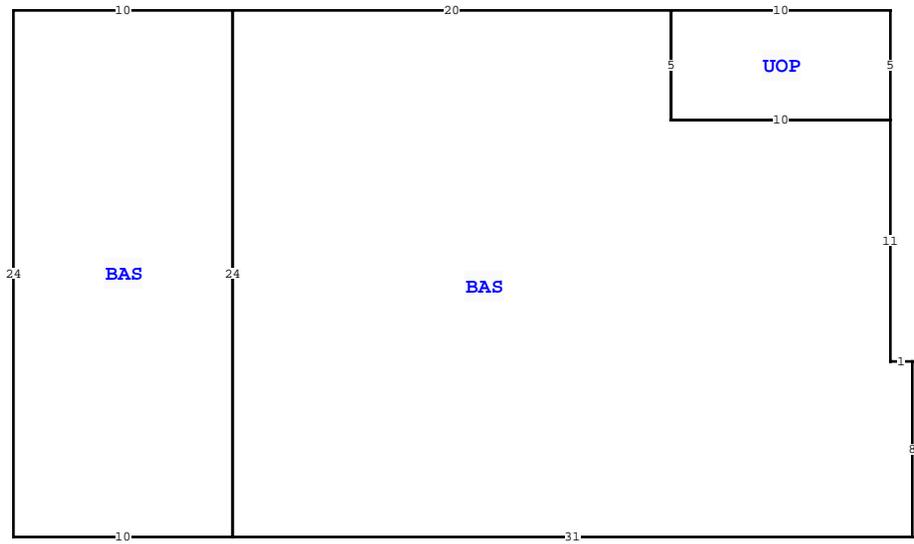




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	02	WALL BD/WD	100		
Interior Floo	09	PINE WOOD	100		
Air Condition	02	WINDOW	100		
Heating Type	02	CONVECTION	100		
Bedrooms		1	100		
Bathrooms		1	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		
Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
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	240	100		240	11,319
BAS	678	100		678	31,977
UOP	50	20		10	472
TOTALS	968			928	43,768

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%	2007								
			Heated Area: 918				HX Base Yr	2007			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			43,768
TOTAL MARKET OB/XF VALUE			7,780
TOTAL LAND VALUE - MARKET			44,220
TOTAL MARKET VALUE			95,768
SOH/AGL Deduction			37,078
ASSESSED VALUE			58,690
TOTAL EXEMPTION VALUE	HX HB SX		58,690
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			95,768
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			86,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048011	Remodel	4,500	08/29/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0995/1208	9/19/2003	WD	Q	I	04	13,000
GRANTOR: JOHN DEAS						
GRANTEE: KAY W THOMPSON FKA						
0549/0531	10/01/1984	AG	Q	V		13,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		250 SW PECAN GLN, LAKE CITY																	
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	0040	BARN, POLE	0	100	0	0			1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
2	0030	BARN, MT	0	100	20	22			440.00	UT	12.00	12.00	100	2006	2006	3	100	5,280	
3	0070	CARPORT UF	0	100	0	0			1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	0040	BARN, POLE	0	100	0	0			1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/22/2026	MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W20 BAS= W10 S24 E10 N24\$ S24 E31 N8 W1 N11 UOP= N5 W10 S5 E10\$ W10 N5\$.

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							