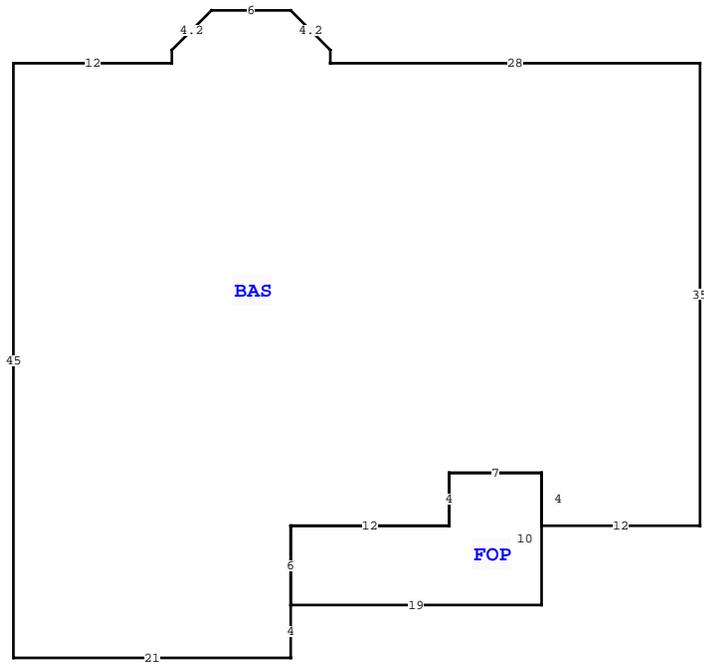




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	16 WD FR STUC 90				
Exterior Wall	19 COMMON BRK 10				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 70				
Interior Floor	15 HARDTILE 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectural	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				
NEIGHBORHOOD/LOC	10516.080 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,041	100		2,041	186,037
FOP	142	30		43	3,919
TOTALS	2,183			2,084	189,956

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,084	112.6170	128.38	267,544	2005	2005	0	0	29.00	71.00		
2 SINGLE FAM 100% - 2014 Heated Area: 2041 HX Base Yr 2014													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	189,956			
TOTAL MARKET OB/XF VALUE	1,200			
TOTAL LAND VALUE - MARKET	44,220			
TOTAL MARKET VALUE	235,376			
SOH/AGL Deduction	77,501			
ASSESSED VALUE	157,875			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	106,464			
TOTAL JUST VALUE	235,376			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	227,818			
BLDG:1:1: MARLETT MH				
XFOB:1:1: MARLETT MH				
SALE:1:1: WD REPLACING AG				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048365	Roof Replacement	14,858	10/09/2023
23036	SFR	586	04/15/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/2735	3/29/2013	WD Q	I	01		125,000
GRANTOR: CRAIG M & JENNIFER L						
GRANTEE: RICHARD HUNTER						
1032/0467	12/02/2004	WD U	I	07		30,000
GRANTOR: DONALD H & SUSAN M MO						
GRANTEE: CRAIG M & JENNIFER						

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	0296	SHED METAL	0	100	0	0		0.00	100	2014	2014	3	100	1,200	

180 SW PECAN GLN, LAKE CITY

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 N1 L3 U3 W6 D3 L3 S1 W12 S45 E21 N4 FOP= E19 N10 W7 S4 W12 S6\$ N6 E12 N4 E7 S4 E12 N35\$.	

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								

REVIEW DATE 03/01/2024 BY JS																													
Total Acres: 4.02						Total Land Value: 44,220						Market: 0						Agricultural: 0						Common: 44,220					