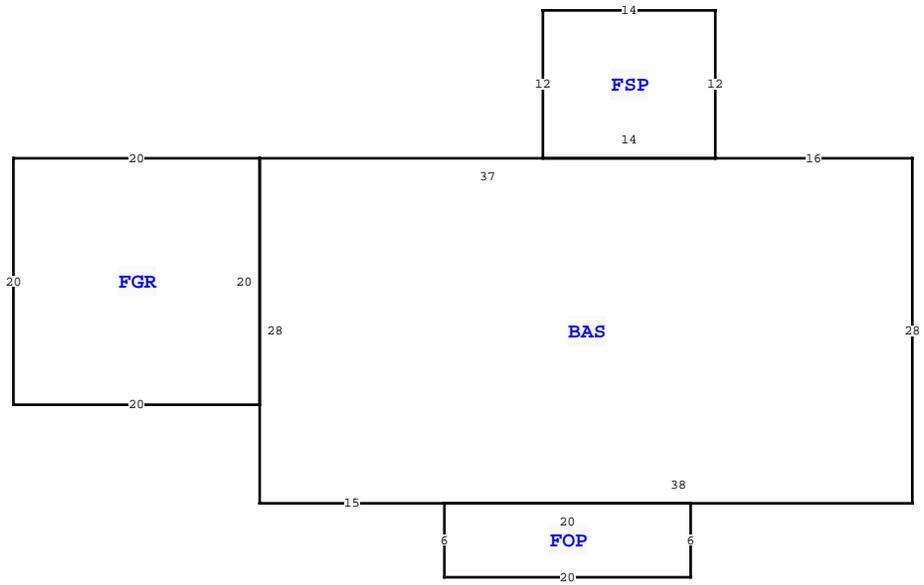


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06

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%	- 2022		Heated Area: 1484					HX Base Yr	2022



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100		1,484	152,330
FGR	400	55		220	22,583
FOP	120	30		36	3,696
FSP	168	40		67	6,877
<b>TOTALS</b>	<b>2,172</b>			<b>1,807</b>	<b>185,485</b>

250 SW GUTHRIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	0166	CONC, PAVMT	0	100	0	0	UT	1.50	1.50	100	1997	1997	3	100	1,656	
2	0296	SHED METAL	0	100	10	14	UT	11.00	11.00	75	2009	2009	3	75	1,155	
3	0140	CLFENCE 6	0	100	0	0	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
4	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

**LAND DESCRIPTION** **TOTAL OB/XF** 10,311

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		185,485		
TOTAL MARKET OB/XF VALUE		10,311		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		230,796		
SOH/AGL Deduction		31,781		
ASSESSED VALUE		199,015		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		147,604		
TOTAL JUST VALUE		230,796		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		227,936		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052667	Generator	0	03/21/2025
11818	SFR	255	11/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/2436	8/30/2021	WD Q	Q	I	01	237,000
GRANTOR: WESTBERRY ANITA						
GRANTEE: MUHL JEFFREY D						
1116/0132	4/12/2007	WD Q	Q	I		172,500
GRANTOR: TROTTER						
GRANTEE: WESTBERRY						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W16 FSP= N12 W14 S12 E14\$ W37 FGR= W20 S20 E20 N20\$ S28 E15 FOP= S6 E20 N6 W20\$E38 N28\$.