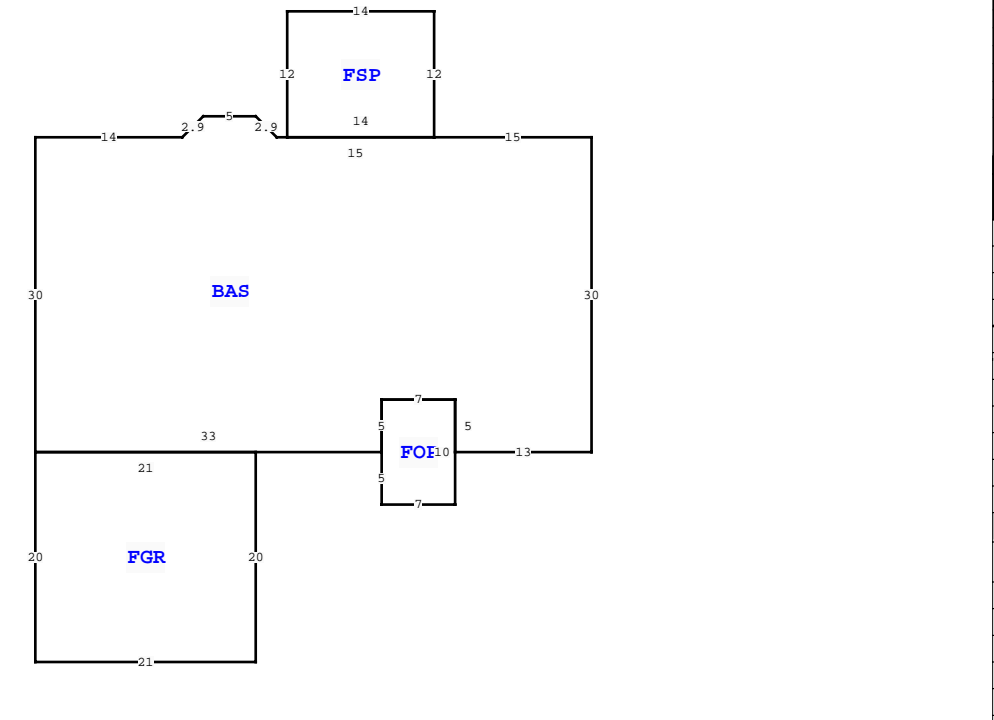


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	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	0100	SINGLE FAMILY	

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%	- 2016		Heated Area: 1569					HX Base Yr	2016		



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	11416.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100		1,569	150,391
FGR	420	55		231	22,142
FOP	70	30		21	2,013
FSP	168	40		67	6,422
TOTALS	2,227			1,888	180,968

293 SW GUTHRIE TER, LAKE CITY
 BLD DATE: [] LGL DATE: 04/14/2026 MLU
 XF DATE: [] LAND DATE: []
 INC DATE: [] AG DATE: []

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		1.50	1.50	100	2001	2001	3	100	1,656	

TOTAL OB/XF													
1,656													

LAND DESCRIPTION																								
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	0.85	35,000.00	29,750.00	29,750							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY																							
PAGE 1 of 1																							
VALUATION BY																							
Tax Group: 2												Tax Dist:											
STANDARD																							
BUILDING MARKET VALUE												180,968											
TOTAL MARKET OB/XF VALUE												1,656											
TOTAL LAND VALUE - MARKET												29,750											
TOTAL MARKET VALUE												212,374											
SOH/AGL Deduction												84,401											
ASSESSED VALUE												127,973											
TOTAL EXEMPTION VALUE												SX HX HB 101,411											
BASE TAXABLE VALUE												26,562											
TOTAL JUST VALUE												212,374											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												214,984											
LAND:1:1: ADJ FOR ODD SHAPE AND DRAINAGE EASEMENT																							
PERMIT NUM	DESCRIPTION	AMT	ISSUED																				
18188	SFR	285	04/19/2001																				
SALES DATA																							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																	
1361/2187	5/29/2018	LE	U	I	14	100																	
GRANTOR: WENDY SCHAUMBURG (LIF)																							
GRANTEE: DONALD ALLEN ALBRIT																							
1291/0264	3/13/2015	QC	U	I	11	100																	
GRANTOR: CYNTHIA E FAIRCLOTH																							
GRANTEE: WENDY SCHAUMBURG																							
BUILDING NOTES																							
BUILDING DIMENSIONS																							
BAS= W15 FSP= N12 W14 S12 E14\$ W15 U2 L2 W5 L2 D2 W14 S30																							
FGR= S20 E21 N20 W21\$ E33 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E13																							
N30\$.																							