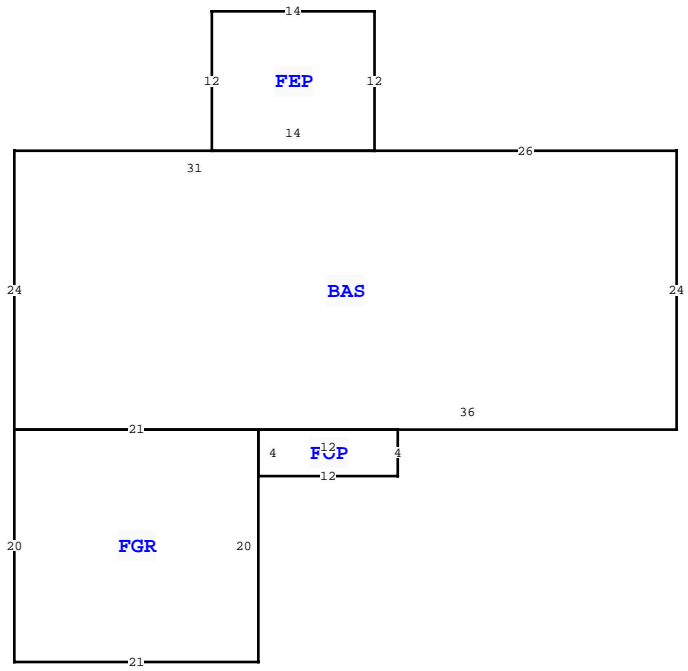


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,368	100	
FEP	168	80	
FGR	420	55	
FOP	48	30	
TOTALS	2,004		

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%	- 2014	151.64	264,915	1996	1996	0	0	29.00	71.00
Heated Area: 1368 HX Base Yr 2014											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			188,090
TOTAL MARKET OB/XF VALUE			6,315
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			229,405
SOH/AGL Deduction			85,824
ASSESSED VALUE			143,581
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			92,170
TOTAL JUST VALUE			229,405
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			232,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055628	Electrical Servic		05/07/2026
16825	ADDN SFR	55	03/31/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/2677	4/12/2013	WD Q	Q	I	01	122,000
GRANTOR: YONG CHEN & XUE YUN M						
GRANTEE: ROBERT B CHARLES JR						
1044/2215	4/29/2005	WD Q	Q	I		145,000
GRANTOR: RONALD & SANDRA WINST						
GRANTEE: YONG CHEN & XUE YUN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	0	0	906.00	UT	2.00
2	0120	CLFENCE 4	0	100	0	0	0	4.50	380.00	UT	4.50
3	0169	FENCE/WOOD	0	100	0	0	0	7.50	79.00	UT	7.50
4	0060	CARPOT F	0	100	20	21	0	5.00	420.00	UT	5.00
5	0166	CONC, PAVMT	0	100	0	0	0	0.00	1.00	UT	0.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
219 SW GUTHRIE TER, LAKE CITY											
BLD DATE: 04/14/2026 MLU											
LGL DATE: 04/14/2026											
LAND DATE: 04/14/2026											
AG DATE: 04/14/2026											
INC DATE: 04/14/2026											
TOTAL OB/XF VALUE: 6,315											

BUILDING NOTES											
BAS= W26 FEP= N12 W14 S12 E14\$ W31 S24 FGR= S20 E21 N20W21\$ E21 FOP= S4 E12 N4 W12\$ E36 N24\$.											

BUILDING DIMENSIONS											
BAS= W26 FEP= N12 W14 S12 E14\$ W31 S24 FGR= S20 E21 N20W21\$ E21 FOP= S4 E12 N4 W12\$ E36 N24\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00