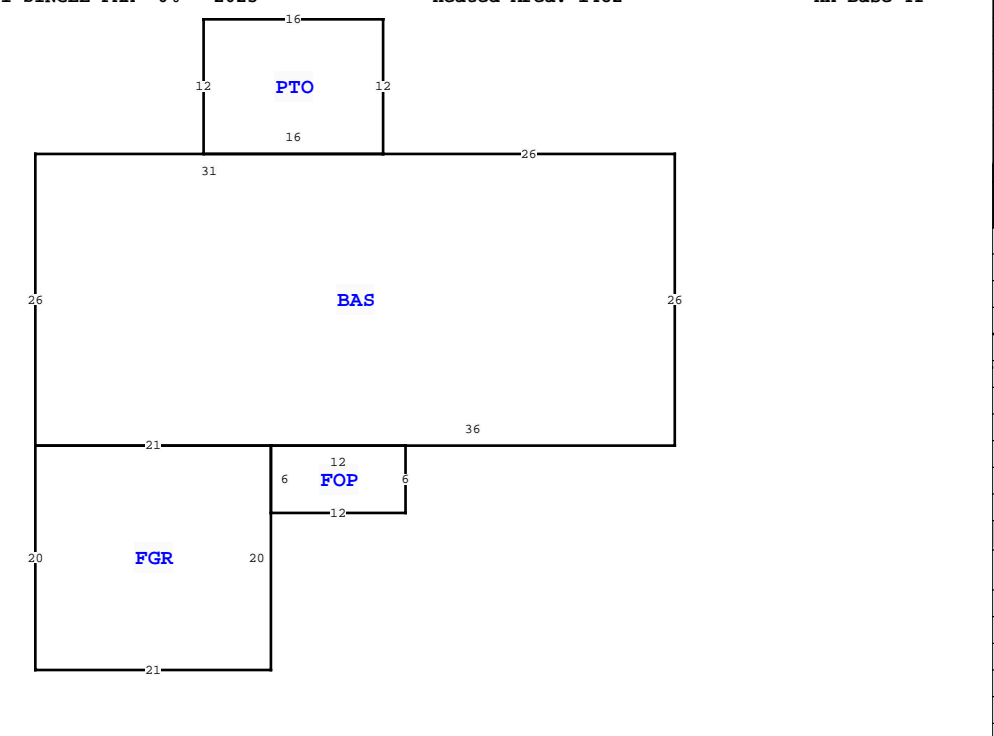


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	11416.050 1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,745	123.2700	138.06	240,915	2000	2005	0	0	21.00	79.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100		1,482	161,638
FGR	420	55		231	25,195
FOP	72	30		22	2,399
PTO	192	5		10	1,091
<b>TOTALS</b>	<b>2,166</b>			<b>1,745</b>	<b>190,323</b>

139 SW GUTHRIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			190,323
TOTAL MARKET OB/XF VALUE			2,091
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			227,414
SOH/AGL Deduction			0
ASSESSED VALUE			227,414
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			227,414
TOTAL JUST VALUE			227,414
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045921	Roof Replacement	11,070	11/15/2022
16428	SFR	235	12/22/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/1752	5/08/2024	WD	Q	I	01	284,000
GRANTOR: TRYON JAN						
GRANTEE: LEDO MANUEL						
1436/239	4/12/2021	QC	U	I	11	48,300
GRANTOR: TRYON JAN						
GRANTEE: TRYON JAN						

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	0	0	0	843.00	UT	2.00	2.00	100	2000	2000	3	100	1,686	
2	0169	FENCE/WOOD	0	0	0	0	30.00	UT	13.50	13.50	100	2009	2009	3	100	405	

BUILDING NOTES												
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**BUILDING DIMENSIONS**  
BAS= W26 PTO= N12 W16 S12 E16\$ W31 S26 FGR= S20 E21 N20 W21\$ E21 FOP= S6 E12 N6 W12\$ E36 N26\$.

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