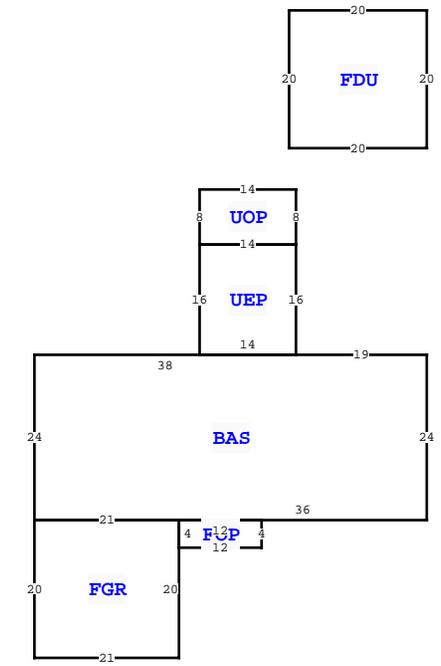


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,009	114.7510	130.82	262,817	1997	1997	0	0	30.10	69.90		
1 SINGLE FAM			100% - 2023	Heated Area: 1368				HX Base Yr 2023					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	125,094
FDU	400	60		240	21,947
FGR	420	55		231	21,123
FOP	48	30		14	1,280
UEP	224	60		134	12,253
UOP	112	20		22	2,012
TOTALS	2,572			2,009	183,709

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	989.00	UT	1.50	1.50	100	1997	1997	3	100	1,484	
2	0169	FENCE/WOOD	0	100	0	240.00	UT	3.00	3.00	100	1997	1997	3	100	720	
3	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
4	0060	CARPORT F	0	100	20	400.00	UT	4.50	4.50	100	2009	2009	3	100	1,800	
5	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2023	2019		65	3,900	

EXTRA FEATURES														TOTAL OB/XF	
184 SW TRUFFLES GLN, LAKE CITY														8,004	
														ADJ UNIT PRICE	LAND VALUE
														35,000.00	35,000.00

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							

LAND DESCRIPTION																							
														TOTAL OB/XF									
														8,004									

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				183,709	
TOTAL MARKET OB/XF VALUE				8,004	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				226,713	
SOH/AGL Deduction				10,401	
ASSESSED VALUE				216,312	
TOTAL EXEMPTION VALUE				HX HB 13 216,312	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				226,713	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				226,546	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11909	SFR	235	11/27/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/120	10/29/2025	LE U	I	I	14	100
GRANTOR: COVELL THOMAS (H)						
GRANTEE: COVELL THOMAS (ENH)						
1480/602	11/28/2022	WD Q	I	I	01	290,000
GRANTOR: RAINES CHARNA KAY						
GRANTEE: COVELL THOMAS						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W19 UEP= N16 UOP= N8 W14 S8 E14\$ W14 S16 E14\$ W38 S24 FGR= S20 E21 N20W21\$ E21 FOP= S4 E12N4 W12\$ E36 N24\$ PTR= N30 FDU= N20 W20 S20 E20\$ S30\$.	