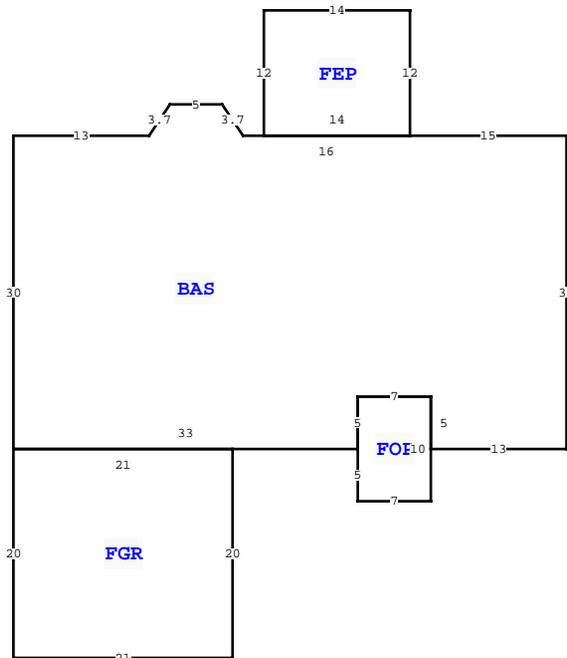




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	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	05 05
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
1	SINGLE FAM	100%	- 2009		Heated Area: 1576					HX Base Yr 2009	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,576	100		1,576	147,711
FEP	168	80		134	12,559
FGR	420	55		231	21,651
FOP	70	30		21	1,968
TOTALS	2,234			1,962	183,889

154 SW WOODVIEW WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		183,889	
TOTAL MARKET OB/XF VALUE		11,247	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		230,136	
SOH/AGL Deduction		80,459	
ASSESSED VALUE		149,677	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		98,266	
TOTAL JUST VALUE		230,136	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,852	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37360	MAINT/ALTR	0	10/23/2018
16427	SFR	265	12/22/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1121/2385	6/13/2007	WD Q	Q	I		190,000
GRANTOR: MICHAEL J & APRIL T B						
GRANTEE: PAMELA R BROWN						
0968/2386	11/20/2002	WD Q	Q	I		116,900
GRANTOR: MARK SAMUEL & MELISSA						
GRANTEE: MICHAEL J & APRIL T						

EXTRA FEATURES	
L N	OB/XF CODE
1	0166
2	0296
3	0120
4	0261
5	0169
6	0263
7	0060

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	0		1,104.00	UT	3.00			3.00	3,312	
2	0296	SHED METAL	0	100	0	0	0		120.00	UT	12.00			12.00	360	
3	0120	CLFENCE 4	0	100	0	0	0		250.00	UT	7.50			7.50	1,875	
4	0261	PRCH, UOP	0	100	0	0	0		1.00	UT	0.00			0.00	700	
5	0169	FENCE/WOOD	0	100	0	0	0		1.00	UT	0.00			0.00	2,500	
6	0263	PRCH, USP	0	100	0	0	0		1.00	UT	0.00			0.00	1,500	
7	0060	CARPORT F	0	100	0	0	0		1,000.00	UT	1,000.00			1,000.00	1,000	

BUILDING NOTES	
BAS= W15 FEP= N12 W14 S12 E14\$ W16 U3 L2 W5 L2 D3 W13 S30	
FGR= S20 E21 N20 W21\$ E33 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E13 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF 11,247																						
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							