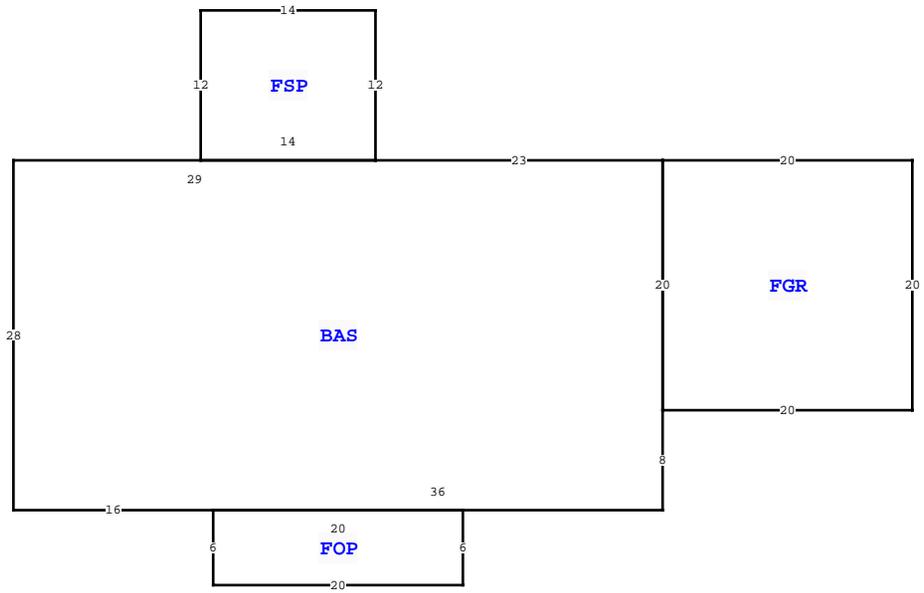


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	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			
0100	01	1,779	114.0720	127.76	227,285	1999	1999	0	0	0	27.95	72.05		
1 SINGLE FAM 100% - 2015 Heated Area: 1456 HX Base Yr 2015														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	134,027
FGR	400	55		220	20,251
FOP	120	30		36	3,314
FSP	168	40		67	6,167
TOTALS	2,144			1,779	163,759

244 SW WOODVIEW WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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			163,759
TOTAL MARKET OB/XF VALUE			6,335
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			205,094
SOH/AGL Deduction			74,657
ASSESSED VALUE			130,437
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			79,026
TOTAL JUST VALUE			205,094
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041900	Roof Replacement	9,350	05/12/2021
14115	SFR	255	06/11/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/1373	11/13/2013	PR	U	I	18	100
GRANTOR: BETHANY D PASSNO PR E						
GRANTEE: BETHANY D PASSNO						
1258/1738	7/24/2013	PB	U	I	18	0
GRANTOR: EVA M WAINWRIGHT ESTA						
GRANTEE: BETHANY D PASSNO						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 FSP= N12 W14 S12 E14\$ W29 S28 E16 FOP= S6 E20 N6 W20\$ E36 N8 FGR= E20 N20 W20 S20\$ N20\$.	

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	1,423.00	UT	1.50	1.50	100	1998	1998	3	100	2,135	
2	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	0294	SHED WOOD/	0	100	0	1.00	UT	3,800.00	3,800.00	100	2024	2023		100	3,800	
TOTAL OB/XF 6,335																

LAND DESCRIPTION		TOTAL OB/XF 6,335																						
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							