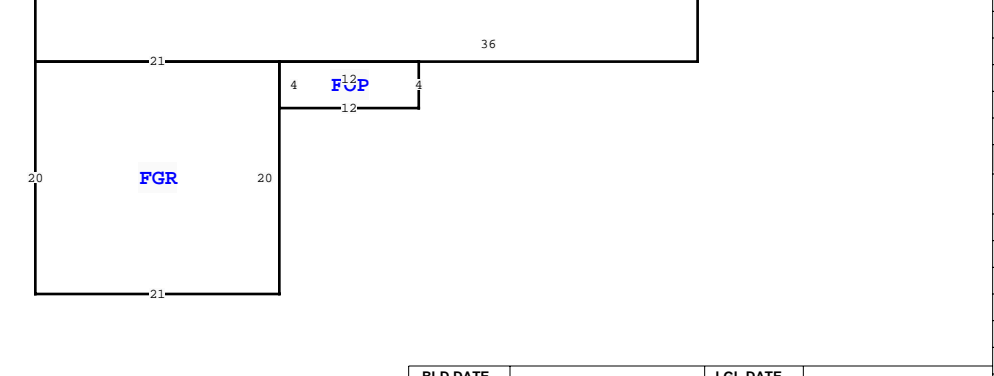


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	13 LAM/VNLPLK 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
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	1,680	129.4700	145.01	243,617	1999	2005	0	0	0	21.50	78.50		
1 SINGLE FAM 0% - 2025 Heated Area: 1368 HX Base Yr														



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	11416.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	155,724
FGR	420	55		231	26,295
FOP	48	30		14	1,594
FSP	168	40		67	7,627
TOTALS	2,004			1,680	191,239

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		191,239	
TOTAL MARKET OB/XF VALUE		4,852	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		231,091	
SOH/AGL Deduction		0	
ASSESSED VALUE		231,091	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		231,091	
TOTAL JUST VALUE		231,091	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,698	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045611	Electrical Servic	0	10/04/2022
15997	SFR	235	09/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/1	8/22/2024	WD	Q	I	01	280,000
GRANTOR: MILLER CHARLES S						
GRANTEE: BRITO OMAR						
1399/0282	11/18/2019	WD	Q	I	01	179,000
GRANTOR: CASSANDRA L J MORGAN						
GRANTEE: CHARLES S & NASTOSH						

268 SW WOODVIEW WAY, LAKE CITY

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

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	861.00	UT	1.50	1.50	100	1999	1999	3	100	1,292	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1999	1999	3	100	400	
3	0060	CARPORT F	0	0	14	20	280.00	UT	4.50	4.50	100	2009	2009	3	100	1,260	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

BUILDING NOTES													

**BUILDING DIMENSIONS**  
BAS= W20 FSP= N12 W14 S12 E14\$ W37 S24 FGR= S20 E21 N20 W21\$ E21 FOP= S4 E12 N4 W12\$ E36 N24\$.

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							