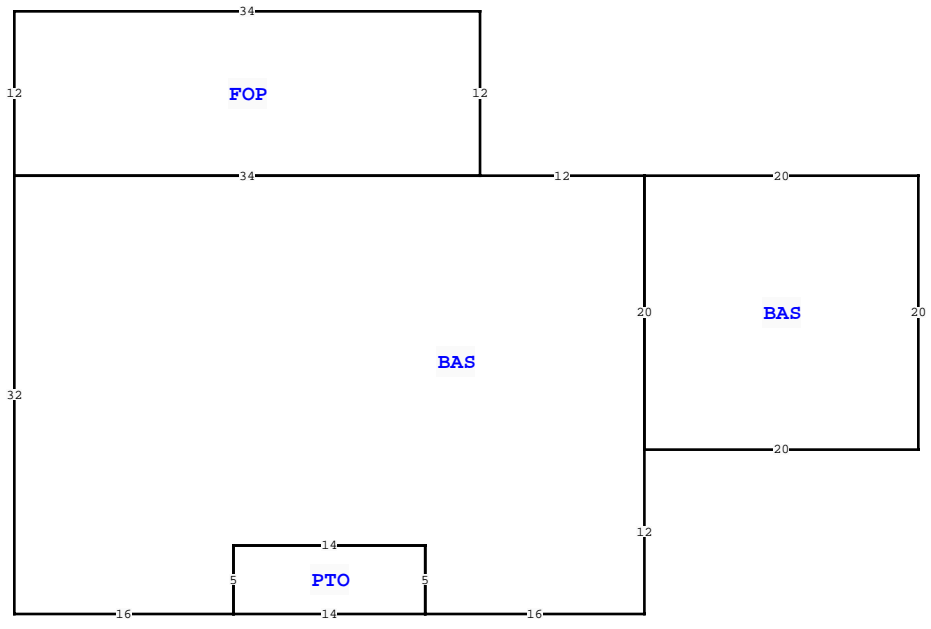


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	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

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: 1802					HX Base Yr 2009	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	37,441
BAS	1,402	100		1,402	131,231
FOP	408	30		122	11,420
PTO	70	5		4	375
TOTALS	2,280			1,928	180,465

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			180,465
TOTAL MARKET OB/XF VALUE			32,339
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			247,804
SOH/AGL Deduction			87,333
ASSESSED VALUE			160,471
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			109,060
TOTAL JUST VALUE			247,804
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046994	Storage Building	20,000	04/19/2023
32917	STORAGE	101	04/27/2015
14237	SFR	235	07/06/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1206	1/15/2025	QC	U	I	11	100
GRANTOR: PASCHALL CHRISTOPHER						
GRANTEE: FOUNTAIN TRICIA YVO						
1214/0796	1/16/2009	WD	U	I	11	100
GRANTOR: CHRISTOPHER & TRICIA						
GRANTEE: CHRISTOPHER & TRICI						

EXTRA FEATURES		269 SW WOODVIEW WAY, LAKE CITY															
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	1,559.00	UT	1.50	1.50	100	1998	1998	3	100	2,339	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	
4	0030	BARN, MT	0	100	28	50	1,400.00	UT	18.00	18.00	100	2024	2023		100	25,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

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

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W12 W34 S32 E16 N5 E14 S5 E16 N12 N20 \$			
FOP=[ORIG=-12,0] N12 W34 S12 E34 \$			
BAS=[ORIG=0,20] E20 N20 W20 S20 \$			
PTO=[ORIG=-30,32] E14 N5 W14 S5 \$			

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