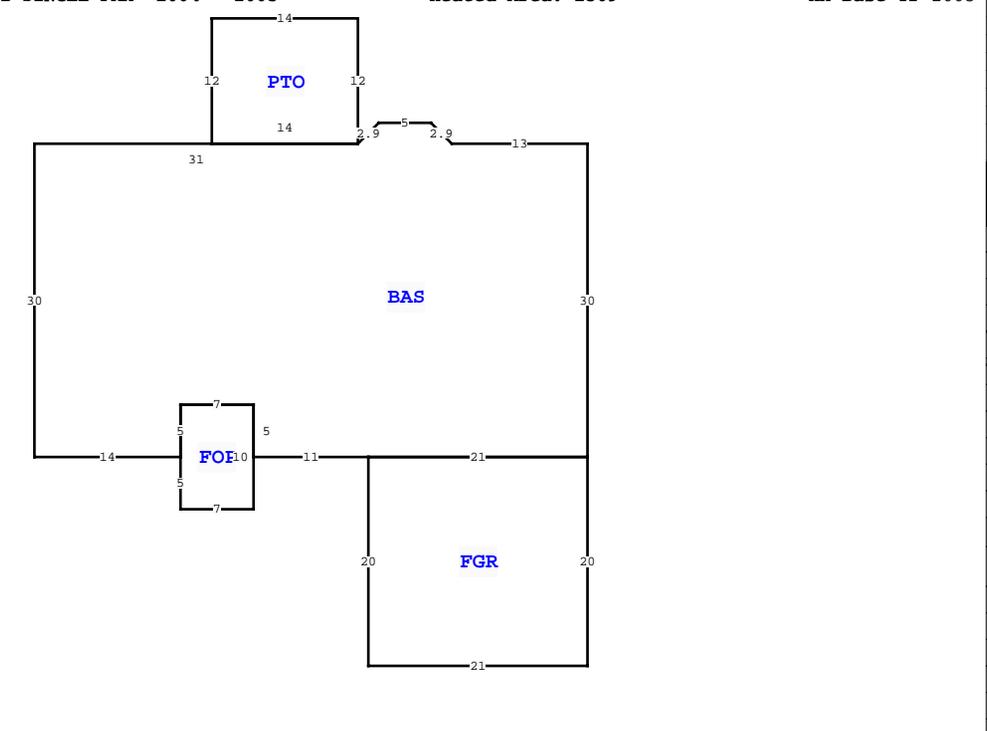


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	1,829	118.3000	134.86	246,659	2002	2002	0	0	24.73	75.27
1 SINGLE FAM 100% - 2005 Heated Area: 1569 HX Base Yr 2005											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100		1,569	159,268
FGR	420	55		231	23,449
FOP	70	30		21	2,132
PTO	168	5		8	812
TOTALS	2,227			1,829	185,660

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	UT	2.00	2.00	100	2002	2002	3	100	1,684	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	50	

EXTRA FEATURES											
118 SW CRESTPOINTE CT, LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/14/2026		MLU						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			185,660
TOTAL MARKET OB/XF VALUE			1,734
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			222,394
SOH/AGL Deduction			84,239
ASSESSED VALUE			138,155
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			86,744
TOTAL JUST VALUE			222,394
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/623	8/24/2021	WD	U	I	11	0
GRANTOR: WHITLEY HAROLD D						
GRANTEE: WHITLEY HAROLD D						
1014/1594	5/04/2004	WD	Q	I		129,900
GRANTOR: KATHLEEN A NELSON						
GRANTEE: HAROLD D & DONNA E						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W13 L2 U2 W5 D2 L2 PTO= N12 W14 S12 E14\$ W31 S30 E14											
FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E11 FGR= S20 E21 N20 W21\$ E21 N30\$.											

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							