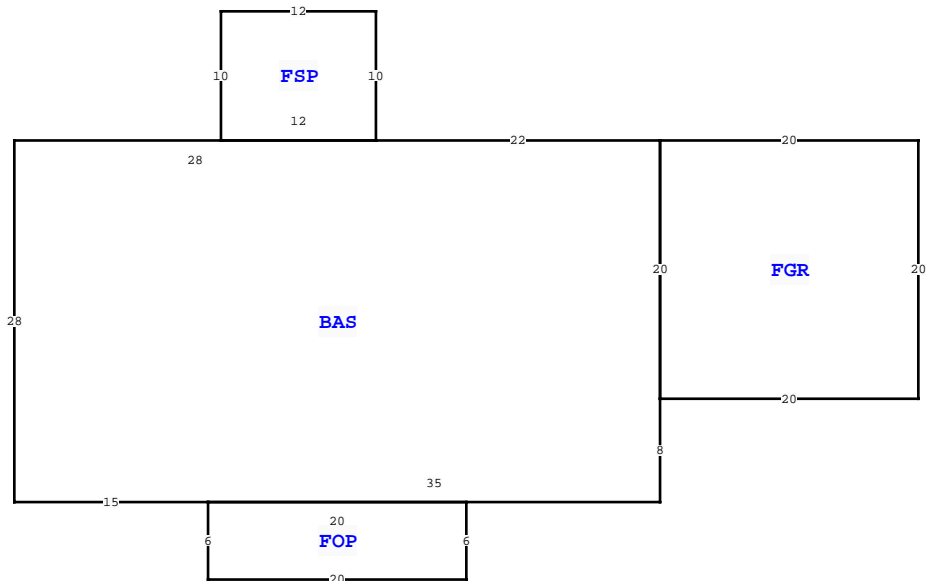




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	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	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,400	100	
FGR	400	55	
FOP	120	30	
FSP	120	40	
TOTALS	2,040		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,704	112.8960	126.44	215,454	1993	1993	0	0	34.40	65.60	
1 SINGLE FAM 0% - 2026 Heated Area: 1400 HX Base Yr												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY			VALUATION SUMMARY	
Tax Group: 2	Tax Dist:		STANDARD	
BUILDING MARKET VALUE			141,338	
TOTAL MARKET OB/XF VALUE			1,464	
TOTAL LAND VALUE - MARKET			29,400	
TOTAL MARKET VALUE			172,202	
SOH/AGL Deduction			0	
ASSESSED VALUE			172,202	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			172,202	
TOTAL JUST VALUE			172,202	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			174,507	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26995	MAINT/ALTR	35	05/09/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/848	2/07/2022	LE U		I	14	100
GRANTOR: TRUMBACH RACHEL HELEN						
GRANTEE: EDENFIELD ERIKA BAR						
1346/1873	10/24/2017	LE U		I	14	100
GRANTOR: RACHEL HELEN TRUMBACK						
GRANTEE: DAVID A CREEL (RMDR)						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
169 SW SARAH CT, LAKE CITY					04/03/2025	MLU	

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	16	61		976.00	UT	1.50				1,464	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W22 FSP= N10 W12 S10 E12\$ W28 S28 E15 FOP= S6 E20N6 W20\$ E35 N8 FGR= E20 N20 W20 S20\$ N20\$.												

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-1	0.00	0.00	1.00	LT		1.00	1.00	0.84	35,000.00	29,400.00	29,400								