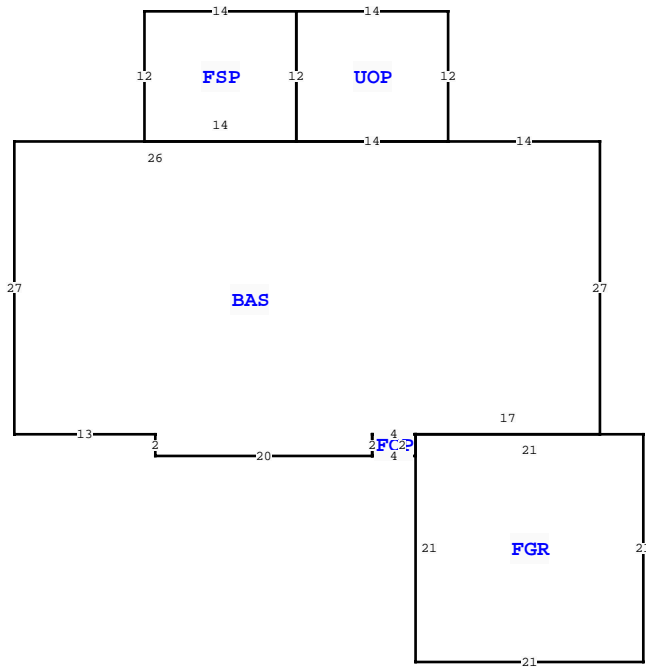


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,844	114.6600	128.42	236,806	1994	2000	0	0	25.00	75.00		
1 SINGLE FAM 100% - 2006 Heated Area: 1498 HX Base Yr 2006													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,498	100		1,498	144,280
FGR	441	55		243	23,405
FOP	8	30		2	193
FSP	168	40		67	6,453
UOP	168	20		34	3,275
TOTALS	2,283			1,844	177,604

196 SW COURTESY 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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,157.00	UT	2.00	2.00	100	0	0	3	100	2,314	
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		177,604	
TOTAL MARKET OB/XF VALUE		5,314	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		217,918	
SOH/AGL Deduction		80,633	
ASSESSED VALUE		137,285	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		85,874	
TOTAL JUST VALUE		217,918	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,287	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7980	SFR	44,000	01/18/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1050/2230	6/22/2005	WD	Q	I		164,000
GRANTOR: BAISDEN						
GRANTEE: BOLANOS						
1021/0423	7/02/2004	WD	Q	I		115,000
GRANTOR: BIGELOW						
GRANTEE: TOMMY J & COURTNEY						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W14 UOP= N12 W14 S12 E14\$ W14 FSP= N12 W14 S12 E14\$ W26 S27 E13 S2 E20 FOP= E4 N2 W4 S2\$ N2 E4 FGR= S21 E21 N21 W21\$ E17 N27\$.													

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							