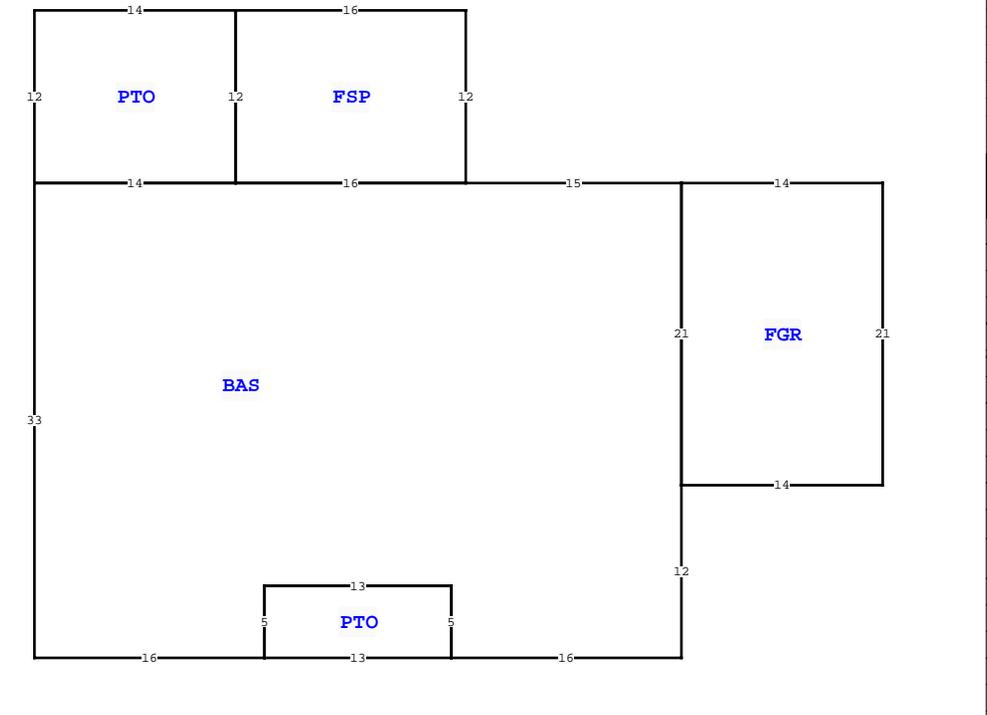




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 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	1,670	120.9000	135.41	226,135	1995	2000	0	0	26.25	73.75		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		166,775	
TOTAL MARKET OB/XF VALUE		2,658	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		204,433	
SOH/AGL Deduction		0	
ASSESSED VALUE		204,433	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		204,433	
TOTAL JUST VALUE		204,433	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		206,807	



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	1,420	100		1,420	141,808
FGR	294	55		162	16,178
FSP	192	40		77	7,690
PTO	65	5		3	299
PTO	168	5		8	799
TOTALS	2,139			1,670	166,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1242/1009	9/27/2012	WD	U	I	12	71,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: JOSHUA ANDERSON						
1120/0637	5/24/2007	WD	Q	I		170,000
GRANTOR: RICHARDO COLON & MERL						
GRANTEE: CHRISTIAN GONZALEZ-						

277 SW COURTESY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
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	789.00	UT	2.00	2.00	100	1995	1995	3	100	1,578	
2	0294	SHED WOOD/	0	0	8	8	64.00	UT	7.50	7.50	100	1995	1995	3	100	480	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W15 FSP= N12 W16 S12 E16\$ W16 PTO= N12 W14 S12 E14\$ W14S33 E16 PTO= E13 N5 W13 S5\$ N5 E13 S5 E16 N12 FGR= E14 N21 W14 S21\$ N21\$.													

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	1.00	35,000.00	35,000.00	35,000							