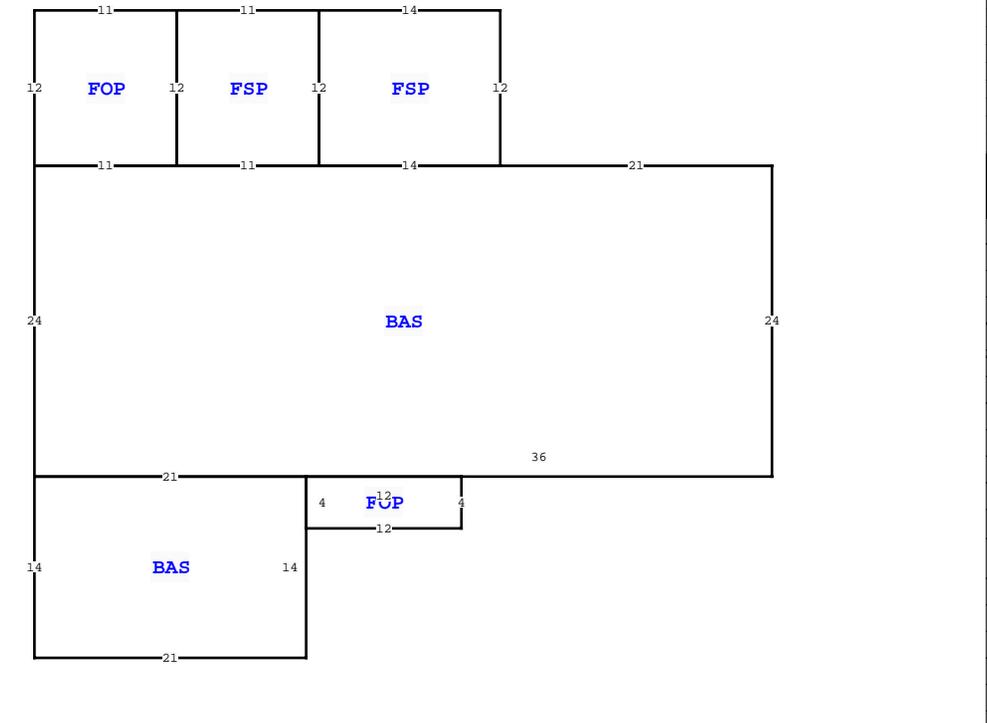


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,836	117.6980	131.82	242,022	1994	1994	0	0	32.55	67.45

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			163,244
TOTAL MARKET OB/XF VALUE			9,191
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			207,435
SOH/AGL Deduction			0
ASSESSED VALUE			207,435
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			156,024
TOTAL JUST VALUE			207,435
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,976



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	294	100		294	26,140
BAS	1,368	100		1,368	121,633
FOP	48	30		14	1,244
FOP	132	30		40	3,557
FSP	132	40		53	4,712
FSP	168	40		67	5,957
TOTALS	2,142			1,836	163,244

259 SW COURTESY WAY, LAKE CITY

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8885	SFR	41,000	09/28/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1579	8/19/2024	WD	Q	I	01	245,000
GRANTOR: GOMPERS TERI J						
GRANTEE: MONJARAS OSCAR						
0994/0698	9/08/2003	WD	Q	I		116,500
GRANTOR: LACKEMACHER						
GRANTEE: TERI J GOMPERS						

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	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	1,083.00	UT	2.00	2.00	100	0	0	3	100	2,166	
3	0060	CARPORT F	0	100	20	23	460.00	UT	5.00	5.00	100	2003	2003	3	100	2,300	
4	0294	SHED WOOD/	0	100	10	23	230.00	UT	7.50	7.50	100	2003	2003	3	100	1,725	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	

BUILDING NOTES													
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**BUILDING DIMENSIONS**  
 BAS= W21 FSP= N12 W14 S12 E14\$ W14 FSP= N12 W11 S12 E11\$ W11  
 FOP= N12 W11 S12 E11\$ W11 S24 BAS= S14 E21 N14W21\$ E21 FOP=  
 S4 E12 N4 W12\$ E36 N24\$.

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									