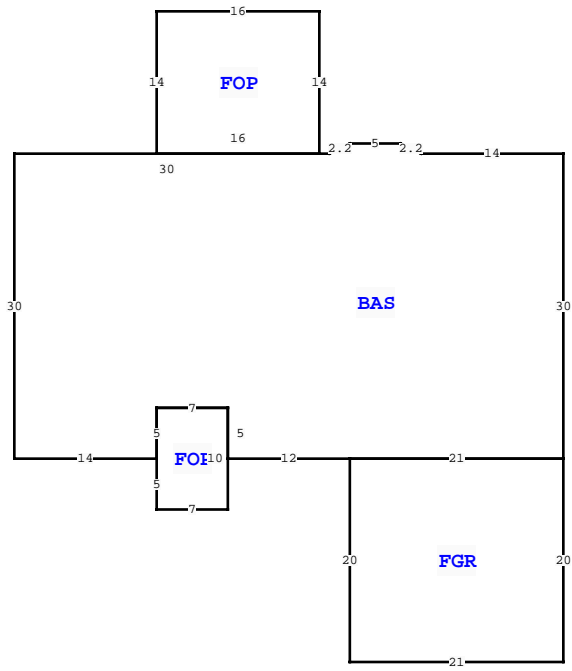


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 80				
Exterior Wall	31 VINYL SID 20				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 80				
Interior Floor	15 HARDTILE 20				
Air Condition	03 CENTRAL 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				
Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	11416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100		1,592	173,353
FGR	420	55		231	25,154
FOP	70	30		21	2,287
FOP	224	30		67	7,296
TOTALS	2,306			1,911	208,088

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 2013										Heated Area: 1592 HX Base Yr 2013	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			208,088
TOTAL MARKET OB/XF VALUE			4,947
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			248,035
SOH/AGL Deduction			126,449
ASSESSED VALUE			121,586
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			20,175
TOTAL JUST VALUE			248,035
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26492	SFR	528	12/10/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1111	9/10/2018	WD	U	I	30	57,000
GRANTOR: RICHARD W SHELLEY						
GRANTEE: RICHARD W & CHARLOT						
1235/0280	5/09/2012	WD	Q	I	01	125,000
GRANTOR: DONNA L NASCA						
GRANTEE: RICHARD W & ELLEN M						

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	100	0	0		1,149.00	UT	3.00				3,447	
2	0296	SHED METAL	0	100	0	0		1.00	UT	0.00				1,500	

246 SW VANN CT, LAKE CITY

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W14 U1 L2 W5 L2 D1 W1 FOP= N14 W16 S14 E16\$ W30 S30 E14 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E12 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							

REVIEW DATE 11/08/2023 BY JB																													
Total Acres: 0.50						Total Land Value: 35,000						Market: 0						Agricultural: 0						Common: 35,000					