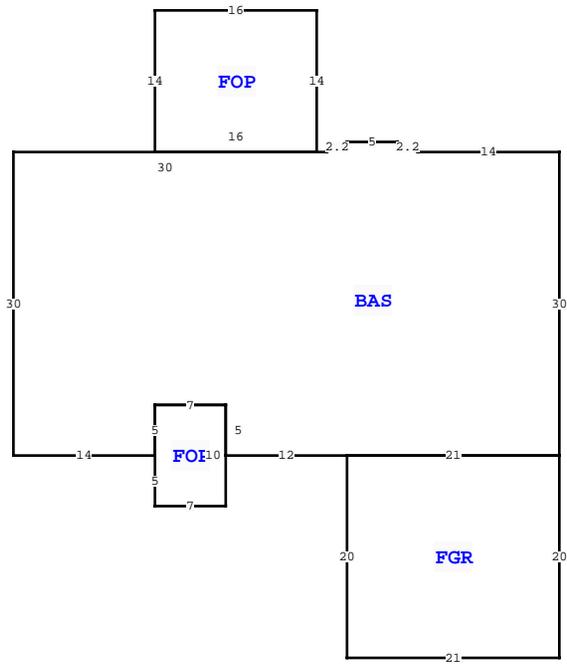


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	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
BAS	1,592	100	
FGR	420	55	
FOP	70	30	
FOP	224	30	
TOTALS	2,306		

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			211,809
TOTAL MARKET OB/XF VALUE			4,947
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			251,756
SOH/AGL Deduction			130,170
ASSESSED VALUE			121,586
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			20,175
TOTAL JUST VALUE			251,756
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	0		3.00	100	2008	2008	3	100	3,447		
2	0296	SHED METAL	0	100	0	0	0		0.00	100	2019	2019	3	100	1,500		
TOTALS													2,306		1,911	211,809	

246 SW VANN CT, LAKE CITY

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

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								