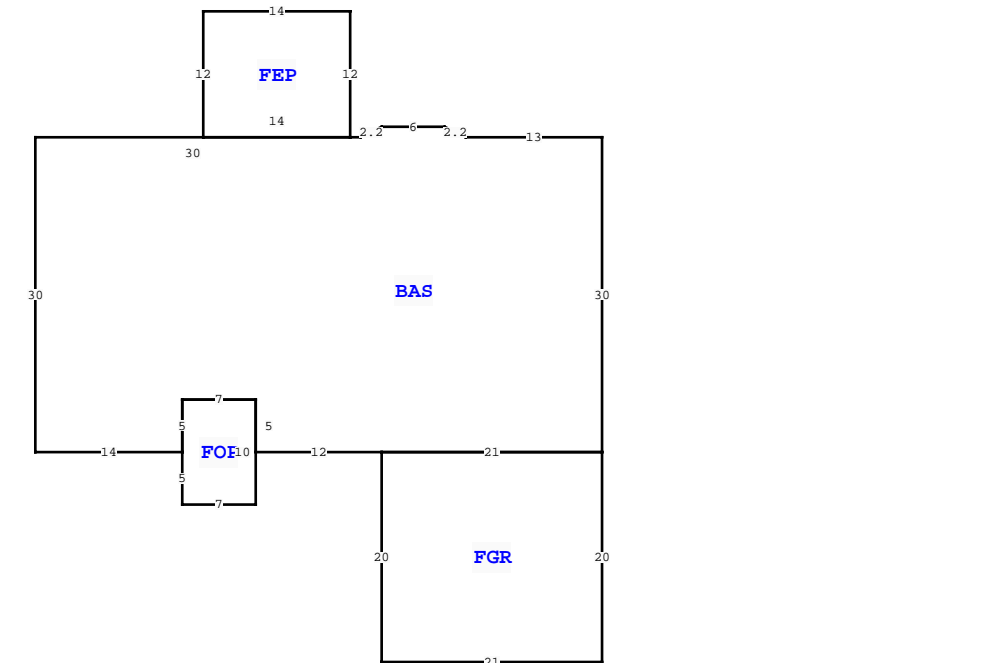




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
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	1,979	120.7017	135.19	267,541	2006	2006	0	0	19.95	80.05



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		214,167	
TOTAL MARKET OB/XF VALUE		7,204	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		256,371	
SOH/AGL Deduction		86,329	
ASSESSED VALUE		170,042	
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE		113,631	
TOTAL JUST VALUE		256,371	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,180	

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	1,593	100		1,593	172,394
FEP	168	80		134	14,501
FGR	420	55		231	24,999
FOP	70	30		21	2,273
TOTALS	2,251			1,979	214,167

258 SW LUCILE CT, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049476	Roof Replacement	22,671	03/21/2024
24827	SFR	527	08/03/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/31	4/17/2026	QC	U	I	11	100
GRANTOR: MORGAN LATOSHI						
GRANTEE: MORGAN TERRY B						
1536/1696	3/27/2025	WD	U	I	11	100
GRANTOR: MORGAN TERRY B						
GRANTEE: MORGAN TERRY B						

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	853.00	UT	3.00	3.00	100	2006	2006	3	100	2,559	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,100	
3	0130	CLFENCE	5	0	100	0	370.00	UT	8.50	8.50	100	2009	2009	3	100	3,145	
4	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 U1 L2 W6 L2 D1 W1 FEP= N12 W14 S12 E14\$ 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							