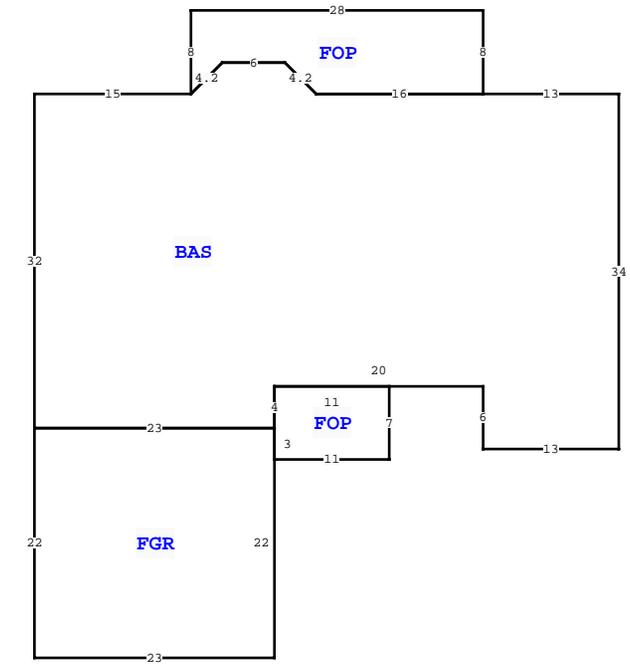


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	2,125	127.9950	145.91	310,059	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2007 Heated Area: 1765 HX Base Yr 2007													



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	11416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,765	100		1,765	208,600
FGR	506	55		278	32,856
FOP	77	30		23	2,718
FOP	197	30		59	6,973
TOTALS	2,545			2,125	251,148

157 SW EDNA CT, LAKE CITY

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

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	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,112.00	UT	2.50	2.50	100	2006	2006	3	100	2,780	
3	0140	CLFENCE 6	0	100	0	80.00	UT	8.50	8.50	100	2009	2009	3	100	680	
4	0120	CLFENCE 4	0	100	0	300.00	UT	6.50	6.50	100	2009	2009	3	100	1,950	

TOTAL OB/XF 7,410

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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		251,148	
TOTAL MARKET OB/XF VALUE		7,410	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		293,558	
SOH/AGL Deduction		107,765	
ASSESSED VALUE		185,793	
TOTAL EXEMPTION VALUE		HX HB DX WX 61,411	
BASE TAXABLE VALUE		124,382	
TOTAL JUST VALUE		293,558	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,198	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23883	SFR	549	11/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/2731	10/03/2023	LE	U	I	14	100
GRANTOR: GNEWUCH GUSTAVE N (EN)						
GRANTEE: GNEWUCH LAURA LEE (
1089/1133	6/30/2006	WD	Q	I		232,900
GRANTOR: SPARKS CONTRACTORS IN						
GRANTEE: GUSTAVE N & JOANN G						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 FOP= N8 W28 S8 R3 U3 E6 D3 R3 E16\$ W16 L3 U3 W6 D3 L3 W15 S32 FGR= S22 E23 N22 W23\$ E23 FOP= S3 E11 N7 W11 S4\$ N4 E20 S6 E13 N34\$.	