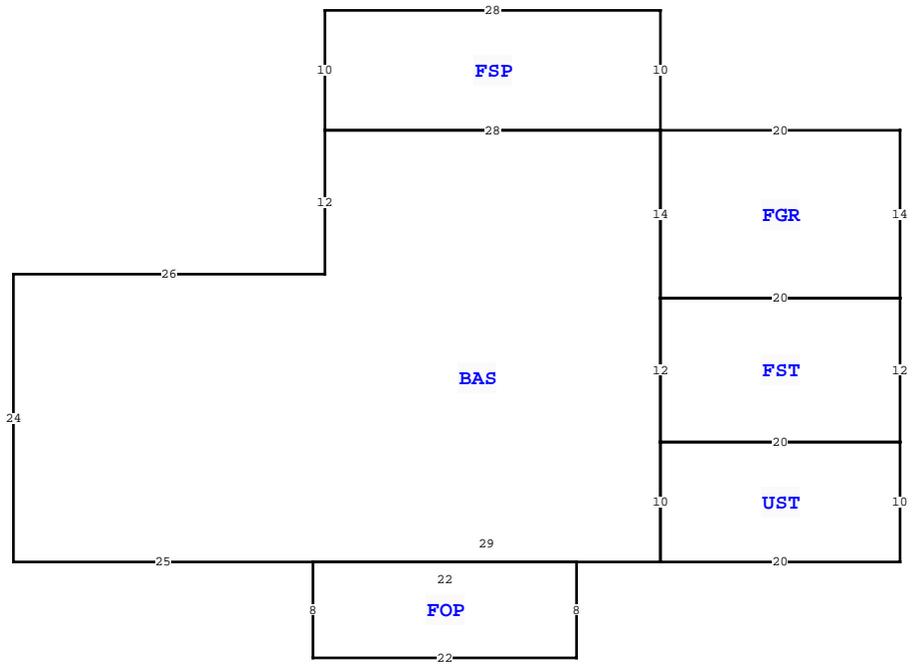


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architactual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	2,173	94.5459	107.78	234,206	1968	1968		0	10	35.00	55.00		
1 SINGLE FAM 0% - 2025 Heated Area: 1632 HX Base Yr														



Quality	04	04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	11416.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	96,743
FGR	280	55		154	9,129
FOP	176	30		53	3,142
FSP	280	40		112	6,639
FST	240	55		132	7,825
UST	200	45		90	5,335
TOTALS	2,808			2,173	128,813

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			128,813	
TOTAL MARKET OB/XF VALUE			7,170	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			158,483	
SOH/AGL Deduction			0	
ASSESSED VALUE			158,483	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			158,483	
TOTAL JUST VALUE			158,483	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			156,224	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/399	2/07/2024	WD	Q	I	01	167,500
GRANTOR: ROBERTS REUBEN TIMOTH						
GRANTEE: JOHNSON HUGH A						
1493/980	4/28/2023	LE	U	I	14	0
GRANTOR: HANSEN BETTY J (LE)						
GRANTEE: ROBERTS REUBEN TIMO						

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0294	SHED WOOD/	0	0	18	20	360.00	UT	7.50	7.50	60	1993	1993	3	60	1,620	
6	0120	CLFENCE 4	0	0	0	0	700.00	UT	4.50	4.50	100	1993	1993	3	100	3,150	
7	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

344 SW KIRBY AVE, LAKE CITY														
BLD DATE					LGL DATE					04/21/2023 MLU				
XF DATE					LAND DATE									
INC DATE					AG DATE									

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W26 S24 E25 FOP= S8 E22N8 W22\$ E29 UST= E20 N10 W20 S10\$ N10 FST= E20 N12 W20 S12\$ N12 FGR= E20 N14 W20 S14\$ N14 FSP= N10 W28 S10 E28\$ W28 S12\$.														

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	0		RSF/MR	42.00	347.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							