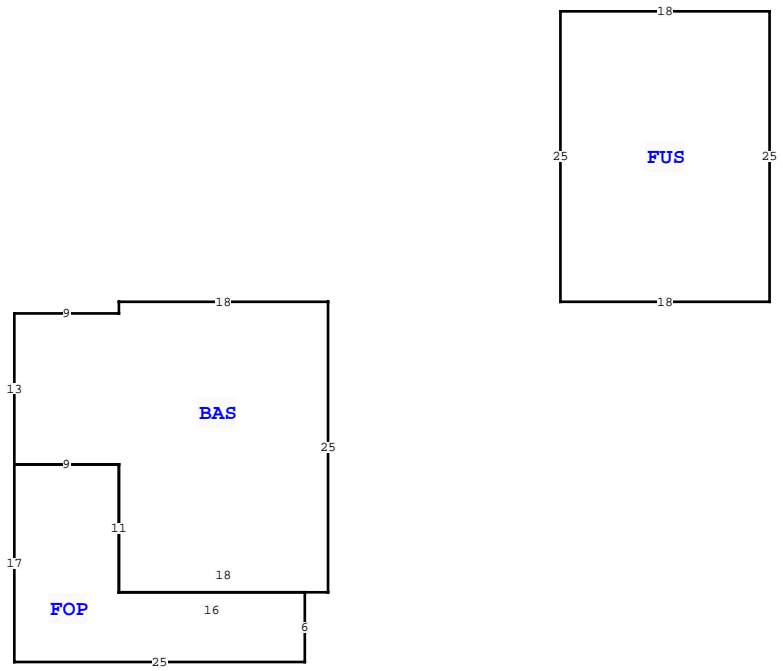


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Architectural Units	05 CONV 100 0 100

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% - 2024			184,428	2015	2015	0	0	10.00	90.00
			Heated Area: 1017			HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		165,985	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		17,500	
TOTAL MARKET VALUE		183,485	
SOH/AGL Deduction		583	
ASSESSED VALUE		182,902	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		131,491	
TOTAL JUST VALUE		183,485	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		182,829	

Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	11516.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	567	100		567	86,185
FOP	249	30		75	11,400
FUS	450	100		450	68,401
TOTALS	1,266			1,092	165,985

261 SW PEACE DR, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32827	SFR	402	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/2733	2/01/2022	WD Q	Q	I	01	168,000
GRANTOR: BAILEY CARRIE M GRECI						
GRANTEE: KIRSCH REBECCA						
1280/2182	9/02/2014	QC U	V	V	11	100
GRANTOR: MARK A & TAMMY MAGSTA						
GRANTEE: CARRIE M GRECIAN						

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
TOTAL OB/XF 0																

BUILDING NOTES														

**BUILDING DIMENSIONS**  
BAS= W18 S1 W9 S13 FOP= S17 E25 N6 W16 N11 W9\$ E9 S11 E18 N25\$ PTR= E20 FUS= E18 N25 W18 S25\$ W20\$.

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		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							