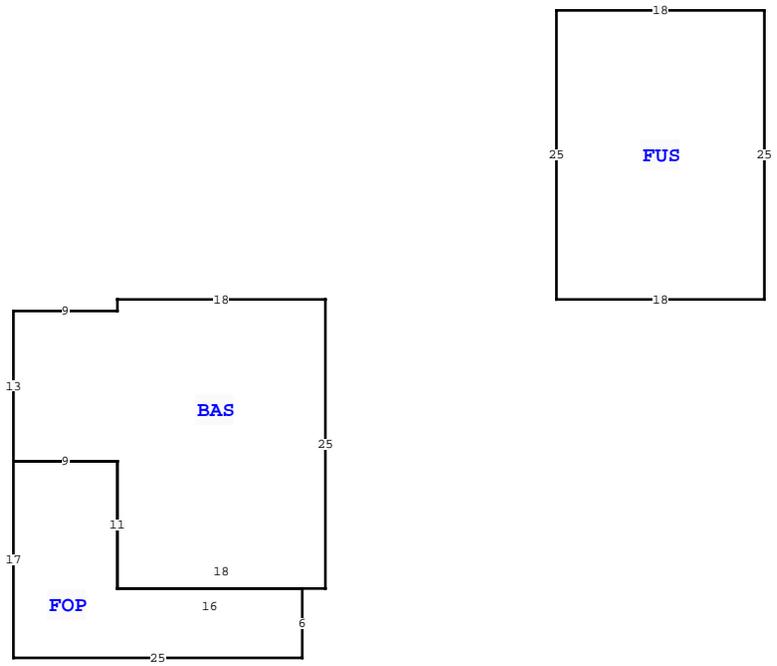


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Architctual Units	05	CONV 100	0 100
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
BAS	567	100	
FOP	249	30	
FUS	450	100	
TOTALS	1,266		

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	171.91	187,726	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			168,953
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			17,500
TOTAL MARKET VALUE			186,453
SOH/AGL Deduction			3,551
ASSESSED VALUE			182,902
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			131,491
TOTAL JUST VALUE			186,453
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			182,829

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	U	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
261 SW PEACE DR, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/20/2026 MLU														

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							