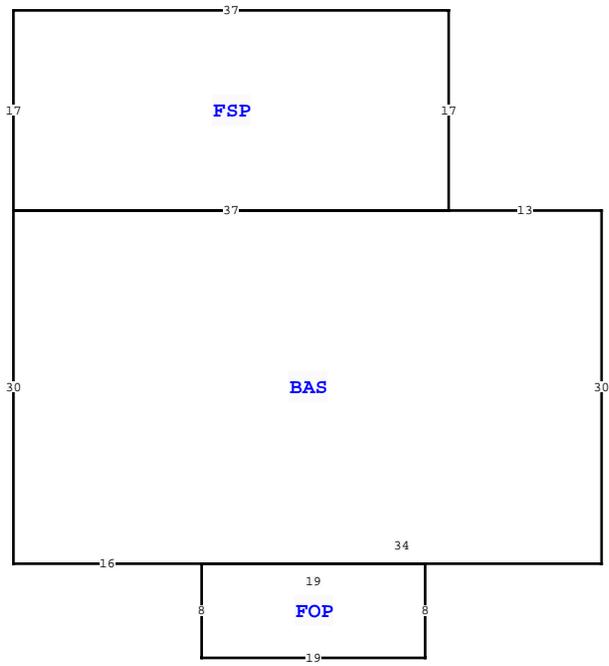




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	32 HARDIE BRD 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNPLK 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	11517.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	176,433
FOP	152	30		46	5,411
FSP	629	40		252	29,641
TOTALS	2,281			1,798	211,485

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
1	SINGLE FAM	100%	- 2021									
				Heated Area: 1500								
					HX Base Yr 2021							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			211,485
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			147,000
TOTAL MARKET VALUE			358,485
SOH/AGL Deduction			109,839
ASSESSED VALUE			248,646
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			197,235
TOTAL JUST VALUE			358,485
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38869	SFR	0	11/06/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1383/1421	4/30/2019	WD	Q	V	01	83,000
GRANTOR: JASON FRANKLIN PHILLI						
GRANTEE: RYAN C TOUCHTON & P						
1238/0534	7/06/2012	QC	U	V	11	100
GRANTOR: EDWARD M POWELL & JUD						
GRANTEE: ERNEST & JASON PHIL						

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
8566 SE COUNTY ROAD 245 , LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
05/07/2026 MLU																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 FSP= N17 W37 S17 E37\$ W37 S30 E16 FOP= S8 E19 N8 W19\$ E34 N30\$.	

LAND DESCRIPTION																								
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		A-1	0.00	0.00	21.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	147,000							