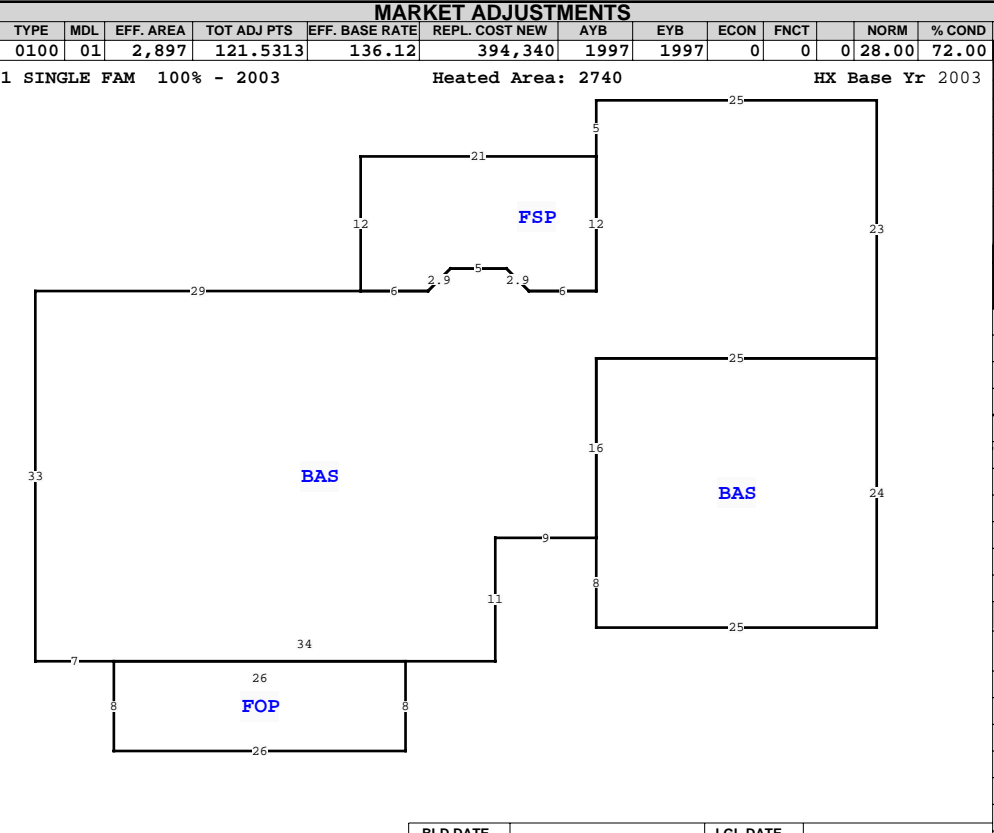


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12315.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	600	100	
BAS	2,140	100	
FOP	208	30	
FSP	238	40	
TOTALS	3,186		



PAGE 1 of 2

COLUMBIA COUNTY PROPERTY		STANDARD
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		292,804
TOTAL MARKET OB/XF VALUE		29,770
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		382,574
SOH/AGL Deduction		130,302
ASSESSED VALUE		252,272
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		200,861
TOTAL JUST VALUE		382,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,961

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055119	Solar Power Syste	27,768	02/26/2026
000042705	Roof Replacement	30,417	09/08/2021
16598	POOL	185	02/14/2000
11966	SFR	330	12/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/0592	2/18/2014	QC	U	I	11	0

GRANTOR: CONNIE S BRECHEEN F/K
GRANTEE: CONNIE S BRECHEEN
0959/0269 7/31/2002 WD Q I 220,000
GRANTOR: MICHAEL & SUSAN BROWN
GRANTEE: CONNIE F SCOTT

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	865.00	UT	1.50	1.50	100	1997	1997	3	100	1,298	
3	0280	POOL R/CON	0	100	16	36	UT	70.00	70.00	100	2000	2000	3	40	16,128	
4	0282	POOL ENCL	0	100	40	50	UT	15.00	15.00	30	2000	2000	3	30	9,000	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	500	
6	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	100	
7	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	800	
8	0252	LEAN-TO W/	0	100	14	24	UT	1.50	1.50	100	2016	2016	3	100	504	
9	0252	LEAN-TO W/	0	100	8	20	UT	1.50	1.50	100	2016	2016	3	100	240	

152 NW WILDFLOWER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

TOTAL OB/XF 29,770

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S33 E7 FOP= S8 E26 N8 W26\$ E34 N11 E9 BAS= S8 E25 N24 W25 S16\$ N16 E25 N23 W25 S5 FSP= W21 S12 E6 U2 R2 E5 R2 D2 E6 N12\$ S12 W6 U2 L2 W5 L2 D2 W6\$.

LAND DESCRIPTION		TOTAL OB/XF 29,770																						
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	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

