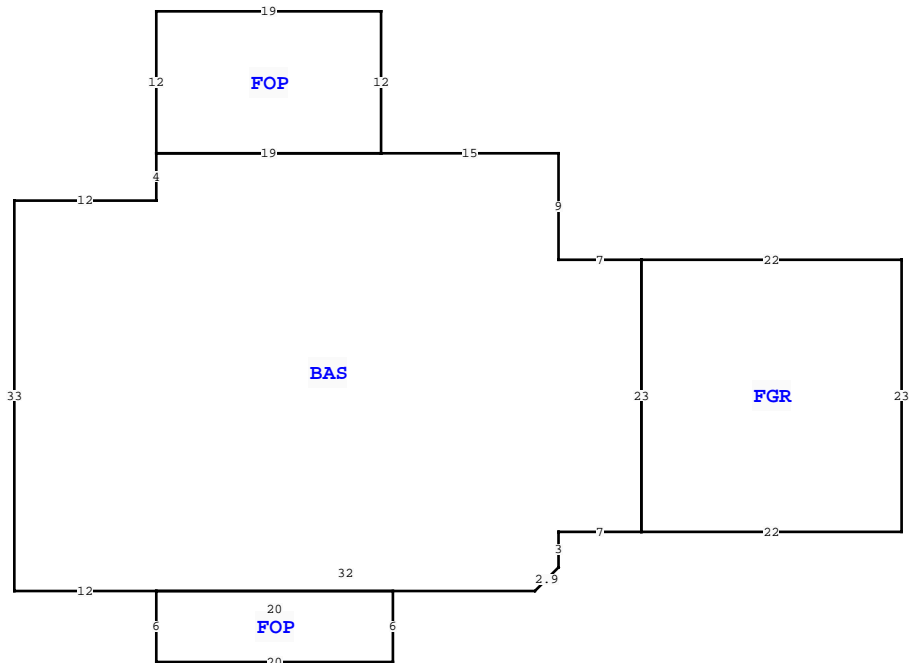


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	06	06
DOR CODE	0100	SINGLE FAMILY

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%	- 2018									Heated Area: 1813	HX Base Yr 2018



MAP NUM	MKT AREA	06			
12416.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,813	100		1,813	198,922
FGR	506	55		278	30,502
FOP	120	30		36	3,950
FOP	228	30		68	7,461
<b>TOTALS</b>	<b>2,667</b>			<b>2,195</b>	<b>240,835</b>

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	100	0	0	0	0	1,153.00	UT	2.00				2,306	
2	0060	CARPORT F	0	100	18	40			720.00	UT	4.50				3,240	
3	0166	CONC, PAVMT	0	100	0	0	0	0	1,512.00	UT	2.50				3,780	
4	0280	POOL R/CON	0	100	14	26			364.00	UT	70.00				16,562	
5	0282	POOL ENCL	0	100	22	40			880.00	UT	15.00				5,280	
6	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00				2,200	
7	0296	SHED METAL	0	100	0	0			1.00	UT	800.00				800	

140 SW LUCY CT, LAKE CITY

BLD DATE	LGL DATE	04/14/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		240,835	
TOTAL MARKET OB/XF VALUE		34,168	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		310,003	
SOH/AGL Deduction		94,585	
ASSESSED VALUE		215,418	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		164,007	
TOTAL JUST VALUE		310,003	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,778	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052156	Roof Replacement	17,500	01/27/2025
28496	POOL ENCL	30	04/19/2010
28449	POOL	195	03/25/2010
22583	SFR	546	12/10/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1349/0587	12/05/2017	WD	Q	I	01	240,000
GRANTOR: VINCENZA KOGER						
GRANTEE: JAMES R & KAREN K B						
1178/0878	7/31/2009	WD	Q	I	01	165,000
GRANTOR: ZOLTAN & ILONA SZABO						
GRANTEE: PORTER H & VINCENZA						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W15 FOP= N12 W19 S12 E19\$ W19 S4 W12 S33 E12 FOP= S6 E20 N6 W20\$ E32 U2 R2 N3 E7 FGR= E22 N23 W22 S23\$ N23 W7 N9\$.													

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							