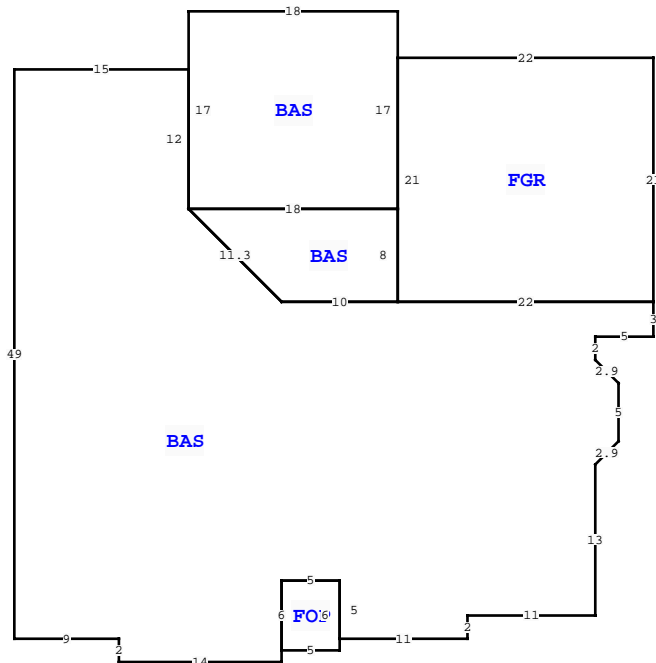




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating 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	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	112	100	
BAS	306	100	
BAS	1,792	100	
FGR	462	55	
POP	30	30	
TOTALS	2,702		

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%	- 2022								
Heated Area: 2210						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		265,296	
TOTAL MARKET OB/XF VALUE		6,849	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		307,145	
SOH/AGL Deduction		32,137	
ASSESSED VALUE		275,008	
TOTAL EXEMPTION VALUE	HX HB 13	275,008	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		307,145	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,538	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049707	Roof Replacement	33,402	04/30/2024
27983	ADDN SFR	195	07/30/2009
23380	SFR	549	07/13/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/72	9/03/2021	WD	Q	I	01	280,000
GRANTOR: GUNTHER PASCAL						
GRANTEE: ACEVEDO FRANCISCO E						
1436/2703	4/22/2021	WD	Q	I	01	250,000
GRANTOR: MALLOY WILLIAM F JR &						
GRANTEE: GUNTHER PASCAL						

EXTRA FEATURES		184 SW LUCY CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0258	PATIO	0 100
3	0296	SHED METAL	0 100

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	2,564.00	UT	2.13	2.13	100	2006	2006	3	100	5,449	
2	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
TOTAL OB/XF 6,849																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 S49 E9 S2 E14 N1 POP= E5 N6 W5 S6\$ N6 E5 S5 E11 N2 E11 N13 U2 R2 N5 L2 U2 N2 E5 N3 FGR= N21 W22 S21 E22\$ W22 BAS= N8 BAS= N17 W18 S17 E18\$ W18 D8 R8 E10\$ W10 L8 U8 N12\$.	

LAND DESCRIPTION		TOTAL OB/XF 6,849																						
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							