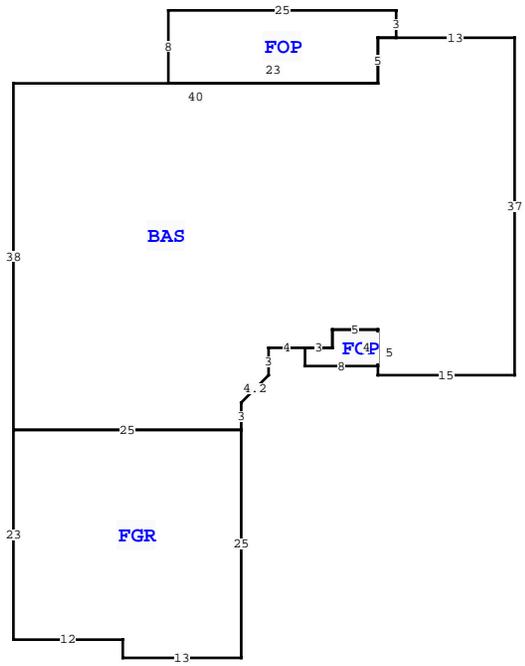




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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	1,944	100	
FGR	601	55	
FOP	26	30	
FOP	190	30	
TOTALS	2,761		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	50%	- 2021							19.00	81.00
					Heated Area: 1944						
						HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			257,774	
TOTAL MARKET OB/XF VALUE			4,340	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			297,114	
SOH/AGL Deduction			49,342	
ASSESSED VALUE			247,772	
TOTAL EXEMPTION VALUE	HA HAB			51,411
BASE TAXABLE VALUE			196,361	
TOTAL JUST VALUE			297,114	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			295,711	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053344	Roof Replacement	24,159	06/10/2025
23527	SFR	540	08/23/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/318	2/13/2026	QC	U	I	11	0
GRANTOR: CERVANTES JOSE F						
GRANTEE: CERVANTES OLGA E						
1418/1399	8/28/2020	WD	Q	I	01	229,000
GRANTOR: JAMES B WEST						
GRANTEE: JOSE F & OLGA E CER						

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	50	0	1,216.00	UT	2.50	2.50	100	2006	2006	3	100	3,040	
2	0296	SHED METAL	0	50	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,300	

185 SW LUCY CT, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/14/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES									
BAS= W13 FOP= N3 W25 S8 E23 N5 E2\$ W2 S5 W40 S38 FGR= S23 E12 S2 E13 N25 W25 \$ E25 N3 R3 U3 N3 E4 FOP= S2 E8 N4 W5 S2 W3\$ E3 N2 E5 S5 E15 N37\$.									

BUILDING DIMENSIONS									
BAS= W13 FOP= N3 W25 S8 E23 N5 E2\$ W2 S5 W40 S38 FGR= S23 E12 S2 E13 N25 W25 \$ E25 N3 R3 U3 N3 E4 FOP= S2 E8 N4 W5 S2 W3\$ E3 N2 E5 S5 E15 N37\$.									

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