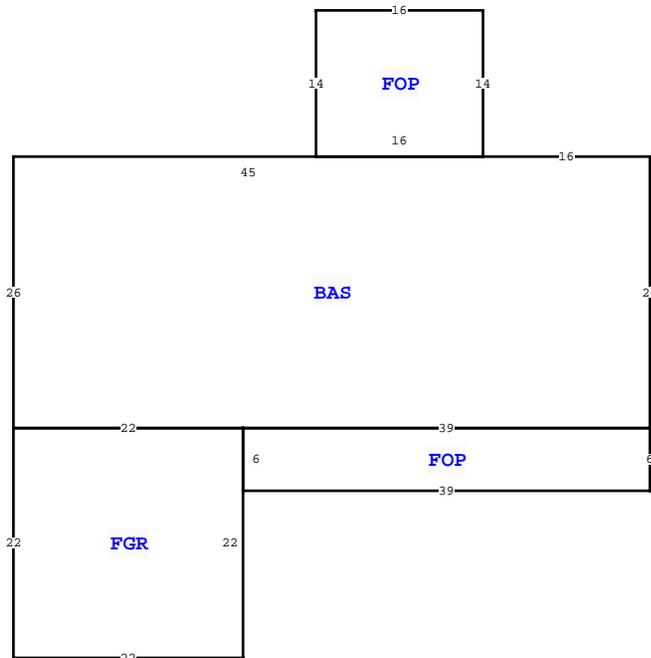




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,989	119.6910	136.45	271,399	2005	2005	0	0	21.00	79.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1586 HX Base Yr 2023													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100		1,586	170,964
FGR	484	55		266	28,674
FOP	224	30		67	7,222
FOP	234	30		70	7,546
TOTALS	2,528			1,989	214,405

265 SW INWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			214,405
TOTAL MARKET OB/XF VALUE			2,462
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			251,867
SOH/AGL Deduction			14,380
ASSESSED VALUE			237,487
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			186,076
TOTAL JUST VALUE			251,867
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			250,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054790	Roof Replacement	17,100	01/08/2026
22719	SFR	505	01/21/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1249	5/24/2022	WD	Q	I	01	275,000
GRANTOR: COLBERT BRANDON						
GRANTEE: DELBENE GARY J						
/	11/18/2019	WD	Q	I	01	184,000
GRANTOR: DAVID LL GREEAR						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 FOP= N14 W16 S14 E16\$ W45 S26 FGR= S22 E22 N22 W22\$ E22 FOP= S6 E39 N6 W39\$ E39 N26\$.	

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	831.00	UT	2.00	2.00	100	2005	2005	3	100	1,662	
2	0296	SHED METAL	0	100	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

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							