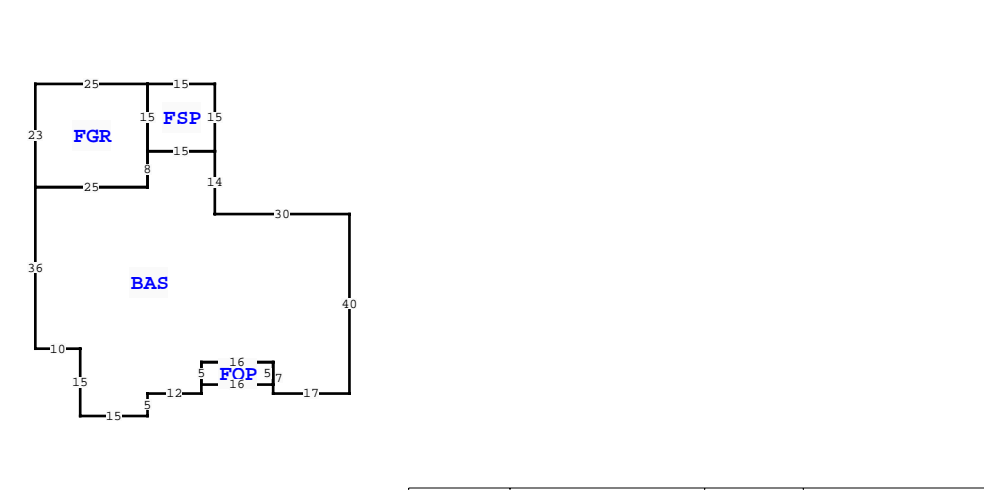




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	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	4,864	110.4830	123.74	601,871	2006	2006	0	0	19.00	81.00		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,023	100		3,023	302,993
FGR	575	55		316	31,673
FOP	80	30		24	2,406
FSP	225	40		90	9,021
HGR	436	45		196	19,645
HGR	864	45		389	38,989
HGR	1,836	45		826	82,789
TOTALS	7,039			4,864	487,516

186 SW ORANGE BLOSSOM CT, LAKE CITY

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

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	3,412.00	UT	2.50	2.50	100	2006	2006	3	100	8,530	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		487,516	
TOTAL MARKET OB/XF VALUE		8,530	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		531,046	
SOH/AGL Deduction		166,243	
ASSESSED VALUE		364,803	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		308,392	
TOTAL JUST VALUE		531,046	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		537,064	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051844	Roof Replacement	33,363	12/16/2024
000051845	Roof Replacement	19,039	12/16/2024
23535	SFR	820	08/24/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1392/0140	8/26/2019	QC	U	I	11	100

GRANTOR: GERALD KLAUBER
 GRANTEE: GERALD KLAUBER TRUS

1389/0305	7/01/2019	QC	U	I	11	100
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GRANTOR: GERALD KLAUBER (AS TO
 GRANTEE: GERALD KLAUBER

BUILDING NOTES	

BUILDING DIMENSIONS

BAS= W30 N14 FSP= N15 W15 S15 E15\$ W15 FGR= N15 W25 S23 E25
 N8\$ S8 W25 S36E10 S15 E15 N5 E12 N2 FOP= E16 N5 W16 S5\$ N5
 E16 S7 E17 N40\$ PTR= N50 HGR= N34 HGR= N16 W54 HGR= W6 S50
 E10 N34 W4 N16\$ S16 E54\$ W54 S34 E54\$ S50\$.

LAND DESCRIPTION																								
TOTAL OB/XF 8,530																								
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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							