



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	15	CONC BLOCK	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectural 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	02
NEIGHBORHOOD/LOC	12515.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,298	100	
FGR	1,476	55	
FOP	42	30	
UST	54	45	
TOTALS	2,870		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,147	107.1850	122.19	262,342	1967	1980		0	0	35.00	65.00	
1 SINGLE FAM 0% - 2023 Heated Area: 1298 HX Base Yr													

140 SW MCLEOD CT, LAKE CITY

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,700	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
<b>TOTAL OB/XF 16,900</b>																	

LAND DESCRIPTION		TOTAL OB/XF 16,900																						
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	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	120,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	170,522		
TOTAL MARKET OB/XF VALUE	16,900		
TOTAL LAND VALUE - MARKET	120,000		
TOTAL MARKET VALUE	307,422		
SOH/AGL Deduction	58,038		
ASSESSED VALUE	249,384		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	249,384		
TOTAL JUST VALUE	307,422		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	274,436		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049419	Roof Replacement	19,500	03/13/2024
8143	M H	125	03/07/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/1315	4/28/2021	LE U	I	I	14	100
GRANTOR: PARRISH AUBREY F						
GRANTEE: PARRISH AUBREY F						
1436/1312	4/28/2021	LE U	I	I	14	100
GRANTOR: PARRISH AUBREY F						
GRANTEE: PARRISH AUBREY F						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BAS= W19 S37 E14 FOP= E6 N7 W6 S7\$ N7 E26 N30 FGR= E30 N30 W51 S10 UST= S9 E6 N9 W6\$E6 S9 W6 S11 E21\$ W21\$.	

BUILDING DIMENSIONS	
BAS= W19 S37 E14 FOP= E6 N7 W6 S7\$ N7 E26 N30 FGR= E30 N30 W51 S10 UST= S9 E6 N9 W6\$E6 S9 W6 S11 E21\$ W21\$.	