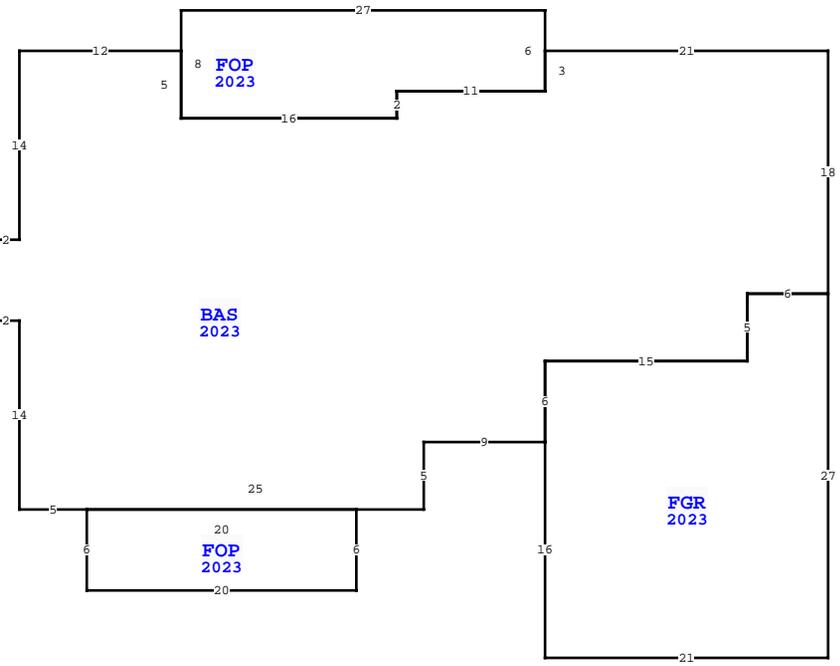


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
02	WOOD FRAME 100				
1.	1. 100				
0	100				
03	03 100				
02	02 100				
07	07				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA		06		
NEIGHBORHOOD/LOC	13416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	2023	1,633	231,265
FGR	492	55	2023	271	38,379
FOP	120	30	2023	36	5,098
FOP	194	30	2023	58	8,214
TOTALS	2,439			1,998	282,957

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,998	130.3533	146.00	291,708	2022	2022	0	0	3.00	97.00
1 SINGLE FAM			100% - 2025	Heated Area: 1633		HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		282,957	
TOTAL MARKET OB/XF VALUE		2,240	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		320,197	
SOH/AGL Deduction		0	
ASSESSED VALUE		320,197	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		268,786	
TOTAL JUST VALUE		320,197	
NCON VALUE		800	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322,314	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041909	New Residential C	155,610	05/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2750	2/27/2026	WD Q	Q	I	01	385,000
GRANTOR: BARBER SHAYNE						
GRANTEE: GRAY CODY A						
1507/1469	2/05/2024	WD Q	Q	I	01	372,000
GRANTOR: PFS SOLUTIONS, INC						
GRANTEE: BARBER SHAYNE						

EXTRA FEATURES		244 SW BEACON WAY, LAKE CITY	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	3.00
2	0120	CLFENCE 4	0.00

TOTAL OB/XF												2,240				
L	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	480.00	UT	3.00	3.00	100	2023	2022		100	1,440	
2	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2026	2025		100	800	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=59,20] W21 S3 W11 S2 W16 N5 W12 S14 W2 S6 E2 S14 E5 E25 N5 E9 N6 E15 N5 E6 N18 \$	
FGR=[YR=2023;ORIG=59,38] W6 S5 W15 S6 S16 E21 N27 \$	
FOP=[YR=2023;ORIG=38,17] W27 S8 E16 N2 E11 N6 \$	
FOP=[YR=2023;ORIG=4,54] E20 S6 W20 N6 \$	

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							