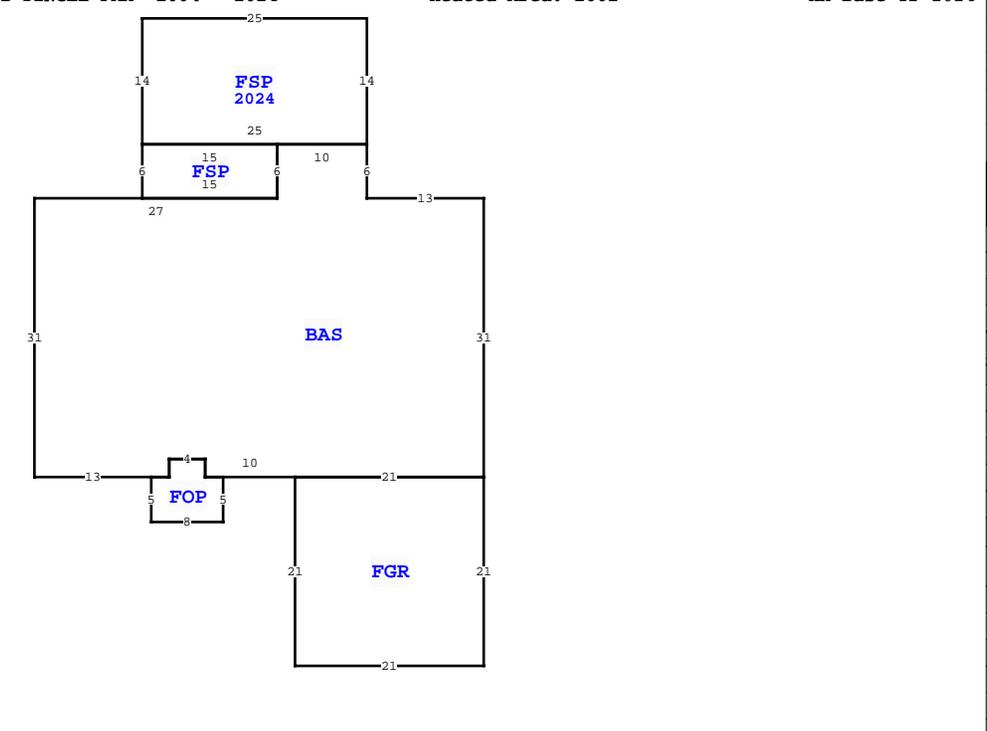


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNPLK 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100 0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,035	114.8868	128.67	261,843	2019	2019	0	0	6.00	94.00



Quality	06	06			
DOR CODE	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	1,602	100		1,602	193,761
FGR	441	55		243	29,391
FOP	48	30		14	1,693
FSP	90	40		36	4,354
FSP	350	40	2024	140	16,933
TOTALS	2,531			2,035	246,132

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	998.00	UT	2.00	2.00	100	2019	2019	3	100	1,996	
2	0294	SHED WOOD/	0	100	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
3	0252	LEAN-TO W/	0	100	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

266 SW BEACON WAY, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/14/2026
										INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		246,132	
TOTAL MARKET OB/XF VALUE		3,096	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		284,228	
SOH/AGL Deduction		50,358	
ASSESSED VALUE		233,870	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		132,459	
TOTAL JUST VALUE		284,228	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,847	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37405	SFR	784	11/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2242	9/12/2023	LE U	I	14		100

GRANTOR: JOHNSON JOHN W  
GRANTEE: JOHNSON JOHN W (ENH  
1492/1543 6/07/2023 WD Q I 01 330,000  
GRANTOR: FENN OSCAR L  
GRANTEE: JOHNSON JOHN W

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W13 N6 W10 S6 W27 S31 E13 E2 N2 E4 S2 E10 E21 N31 \$	
FGR=[ORIG=-21,31] S21 E21 N21 W21 \$	
FSP=[ORIG=-23,-6] W15 S6 E15 N6 \$	
FOP=[ORIG=-37,31] S5 E8 N5 W2 N2 W4 S2 W2 \$	
FSP=[YR=2024;ORIG=-38,-20] S14 E25 N14 W25 \$	

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							