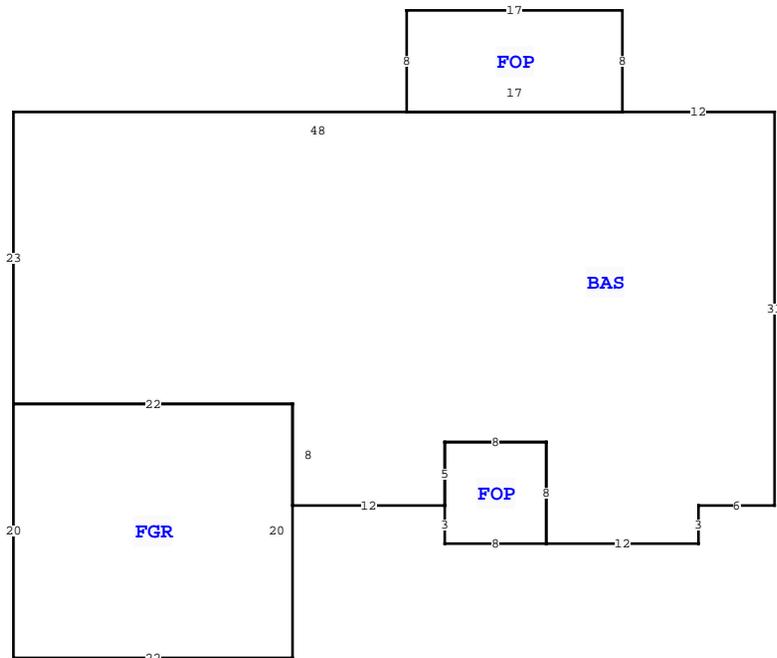




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		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	1,982	128.5020	143.92	285,249	2017	2017	0	0	8.00	92.00		
1 SINGLE FAM 0% - 0 Heated Area: 1680 HX Base Yr													



Quality	07	07			
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	1,680	100		1,680	222,443
FGR	440	55		242	32,043
FOP	64	30		19	2,515
FOP	136	30		41	5,429
TOTALS	2,320			1,982	262,429

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	262,429	
TOTAL MARKET OB/XF VALUE	1,868	
TOTAL LAND VALUE - MARKET	35,000	
TOTAL MARKET VALUE	299,297	
SOH/AGL Deduction	0	
ASSESSED VALUE	299,297	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	299,297	
TOTAL JUST VALUE	299,297	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	302,150	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35183	SFR	828	04/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/2474	3/21/2019	WD Q	Q	I	01	208,000
GRANTOR: GEORGE E & PATTI M CL						
1346/2719	10/30/2017	WD Q	Q	I	01	195,000
GRANTOR: AMELIA LANDING, INC						
GRANTEE: GEORGE E & PATTI M						

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	0	0	0		2.00	100	2017	2017	3	100	1,868	

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W12 FOP= N8 W17 S8 E17\$ W48 S23 FGR= S20 E22 N20 W22\$ E22 S8 E12 FOP= S3 E8 N8 W8 S5\$ N5 E8 S8 E12 N3 E6 N31\$.													

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