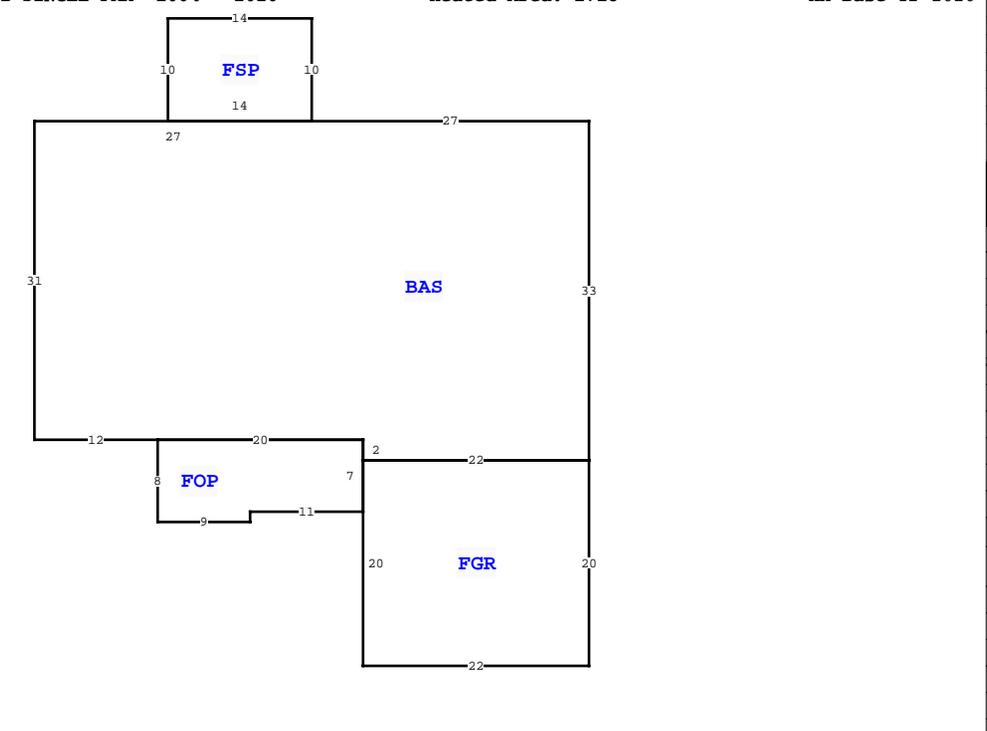


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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
1	SINGLE FAM	100%	- 2026								



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	1,718	100		1,718	216,600
FGR	440	55		242	30,511
FOP	149	30		45	5,674
FSP	140	40		56	7,060
TOTALS	2,447			2,061	259,844

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	0	1,014.00	UT	2.00	2.00	100	2017	2017	3	100	2,028	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,300	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

141 SW BEACON WAY, LAKE CITY											
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/14/2026								
INC DATE		AG DATE	MLU								
TOTAL OB/XF 6,528											

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		259,844
TOTAL MARKET OB/XF VALUE		6,528
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		301,372
SOH/AGL Deduction		0
ASSESSED VALUE		301,372
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		249,961
TOTAL JUST VALUE		301,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35284	SFR	855	05/09/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/363	12/22/2025	WD	Q	I	01	364,400
GRANTOR: MCINTIRE BRANDON D						
GRANTEE: ORTIZ JOHNNY						
1365/2229	7/31/2018	WD	Q	I	01	195,000
GRANTOR: AMELIA LANDING INC						
GRANTEE: BRANDON D & IRACEMA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W27 W27 S31 E12 E20 S2 E22 N33 \$											
FGR=[ORIG=-22,33] S20 E22 N20 W22 \$											
FOP=[ORIG=-42,31] S8 E9 N1 E11 N7 W20 \$											
FSP=[ORIG=-27,0] N10 W14 S10 E14 \$											

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							