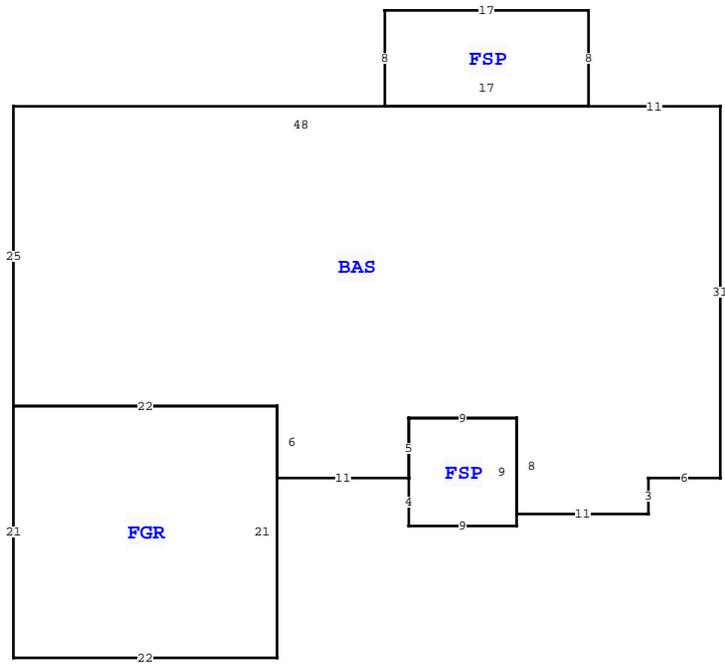


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
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			
0100	01	2,025	125.1800	140.20	283,905	2018	2018	0	0	0	7.00	93.00		

1 SINGLE FAM 0% - 2026 Heated Area: 1685 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	1,685	100		1,685	219,700
FGR	462	55		254	33,118
FSP	81	40		32	4,172
FSP	136	40		54	7,041
TOTALS	2,364			2,025	264,032

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	0120	CLFENCE 4	0	0	0	0	320.00	UT	10.50	10.50	100	2018	2018	3	100	3,360	
2	0296	SHED METAL	0	0	12	14	168.00	UT	9.00	9.00	100	2018	2018	3	100	1,512	
3	0166	CONC,PAVMT	0	0	15	12	180.00	UT	2.00	2.00	100	2018	2018	3	100	360	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			264,032
TOTAL MARKET OB/XF VALUE			8,232
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			307,264
SOH/AGL Deduction			0
ASSESSED VALUE			307,264
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			307,264
TOTAL JUST VALUE			307,264
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049405	Roof Replacement	16,000	03/12/2024
000048881	Roof Replacement	5,314	12/19/2023
35998	SFR	854	11/15/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1671	3/31/2026	WD Q	Q	I	01	350,000
GRANTOR: MACHNIK MAX						
GRANTEE: MANSMANN RICHARD						
1359/0119	4/30/2018	WD Q	Q	I	01	210,000
GRANTOR: AMELIA LANDING INC						
GRANTEE: MAX & PATRICIA MACH						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W11 FSP= N8 W17 S8 E17\$ W48 S25 FGR= S21 E22 N21 W22\$ E22 S6 E11 FSP= S4 E9 N9 W9 S5\$ N5 E9 S8 E11 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							