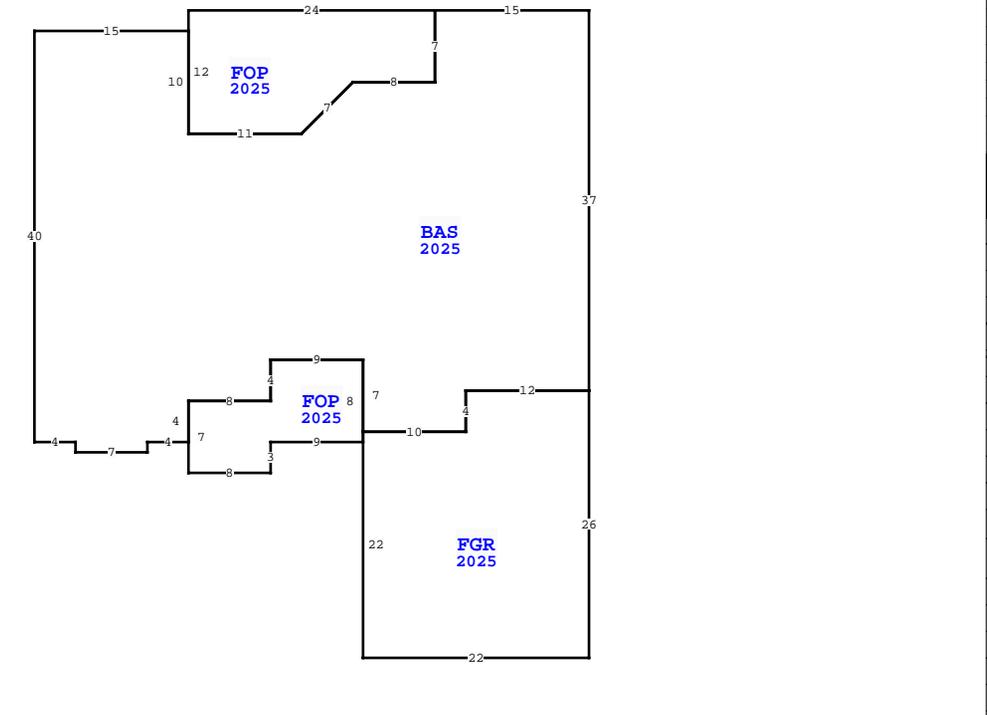


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,238	110.2500	123.48	276,348	2024	2024	0	0	0	1.00	99.00		
1 SINGLE FAM 100% - 2026 Heated Area: 1836 HX Base Yr 2026														



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	1,836	100	2025	1,836	224,442
FGR	532	55	2025	293	35,818
FOP	128	30	2025	38	4,645
FOP	236	30	2025	71	8,679
TOTALS	2,732			2,238	273,585

189 SW BEACON WAY, LAKE CITY

BLD DATE: 04/14/2026 MLU  
XF DATE: \_\_\_\_\_  
INC DATE: \_\_\_\_\_

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			3.00	100	2025	2024		100	1,800	

TOTAL OB/XF														1,800										
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		273,585	
TOTAL MARKET OB/XF VALUE		1,800	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		310,385	
SOH/AGL Deduction		0	
ASSESSED VALUE		310,385	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		253,974	
TOTAL JUST VALUE		310,385	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048933	New Residential C	225,000	01/02/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2687	1/23/2025	WD Q	Q	V	01	355,000
GRANTOR: BOKOR JEFF						
GRANTEE: SPROLES BRYAN D						
1496/1418	8/02/2023	WD Q	Q	V	01	45,000
GRANTOR: LAKE CITY GATEWAY, LL						
GRANTEE: BOKOR JEFF						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=71,10] W15 S7 W8 D5L5 W11 N10 W15 S40 E4 S1 E7 N1 E4 N4 E8 N4 E9 S7 E10 N4 E12 N37 \$
FGR=[YR=2025;ORIG=71,47] W12 S4 W10 S22 E22 N26 \$
FOP=[YR=2025;ORIG=56,10] W24 S12 E11 U5R5 E8 N7 \$
FOP=[YR=2025;ORIG=49,44] W9 S4 W8 S7 E8 N3 E9 N8 \$