

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	13416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	800	100	
FSP	200	40	
HGR	1,920	45	
TOTALS	2,920		1,744
EXTRA FEATURES		TOT ADJ AREA	SUBAREA MARKET VALUE
		800	104,693
		80	10,469
		864	113,068
		1,744	228,230

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,744	124.6300	139.59	243,445	2013	2020	0	0	6.25	93.75			
1 SINGLE FAM 0% - 2026 Heated Area: 800 HX Base Yr														
168 SW POBEREZNY GLN, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/14/2026 MLU				
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			228,230	
TOTAL MARKET OB/XF VALUE			7,584	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			270,814	
SOH/AGL Deduction			0	
ASSESSED VALUE			270,814	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			270,814	
TOTAL JUST VALUE			270,814	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			273,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31237	PLANE HNGR	779	07/10/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2353	3/01/2024	WD	Q	I	01	395,000
GRANTOR: DECKER DANIEL						
GRANTEE: RAMOS JAIME ALBERTO						
1249/1899	2/14/2013	WD	Q	V	03	48,800
GRANTOR: FC CARROL PROPERTIES						
GRANTEE: DANIEL & JEANNE DEC						

BUILDING NOTES													

BUILDING DIMENSIONS													
HGR=[ORIG=0,0] W48 S40 E48 N40 \$													
BAS=[ORIG=-48,0] W20 S40 E20 N40 \$													
FSP=[ORIG=-48,0] N10 W20 S10 E20 \$													

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	3,792.00	UT	2.00	2.00	100	2013	2013	3	100	7,584	

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		CI	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							