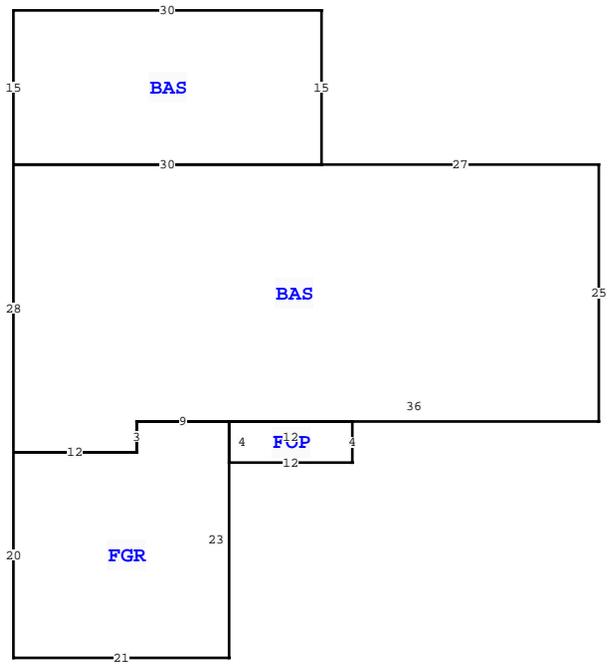


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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
1	SINGLE FAM	100%	- 2005		Heated Area: 1911					HX Base Yr 2005	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100		450	42,762
BAS	1,461	100		1,461	138,833
FGR	447	55		246	23,377
FOP	48	30		14	1,331
TOTALS	2,406			2,171	206,303

448 SW WEIRSDALE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

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	1,313.00	UT	2.00	2.00	100	1996	1996	3	100	2,626	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1,250.00	UT	3.00	3.00	100	2008	2008	3	100	3,750	
4	0280	POOL R/CON	0	100	0	0	336.00	UT	70.00	70.00	100	2008	2008	3	58	13,642	
5	0282	POOL ENCL	0	100	24	44	1,056.00	UT	15.00	15.00	100	2008	2008	3	40	6,336	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

TOTAL OB/XF 29,354

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		206,303	
TOTAL MARKET OB/XF VALUE		29,354	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		290,657	
SOH/AGL Deduction		98,401	
ASSESSED VALUE		192,256	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		135,845	
TOTAL JUST VALUE		290,657	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,594	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053758	Right-of-Way Acce		08/02/2025
000051399	Roof Replacement	16,665	11/05/2024
27414	POOL	215	10/09/2008
27314	ADDN SFR	189	09/05/2008
10682	SFR	230	01/26/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1001/0469	11/21/2003	WD	Q	I		129,900

GRANTOR: THOMAS S & MARY A RIC
GRANTEE: CHARLES R & KATHARI

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W27BAS= N15 W30 S15 E30\$ W30 S28 FGR= S20 E21 N23W9 S3 W12\$ E12 N3 E9 FOP= S4 E12 N4 W12\$ E36 N25 \$.