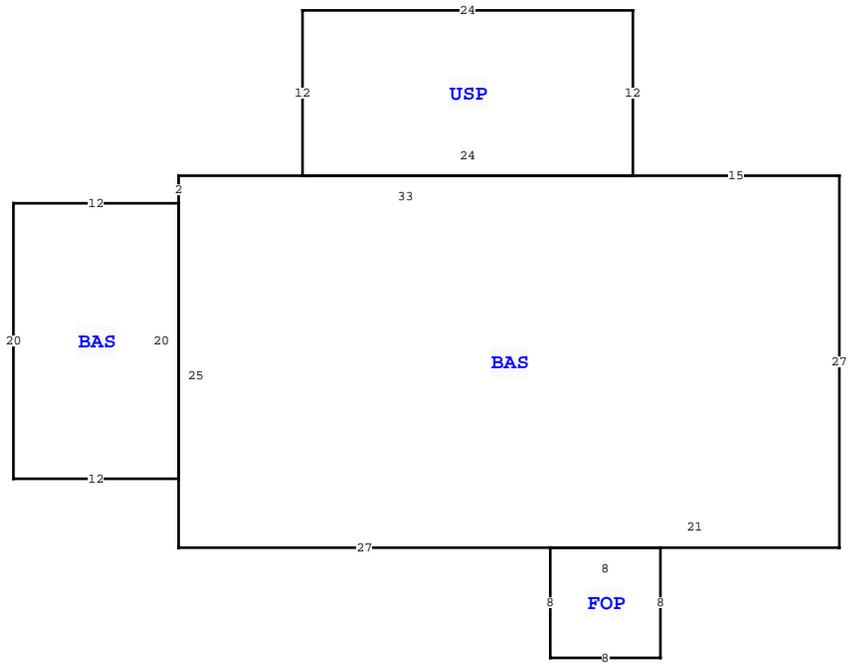


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
	Frame NONE 100				
1.1	1.100				
05	CONV 100				
	Units 0 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MAP NUM	MKT AREA	02		
	NEIGHBORHOOD/LOC	14417.020	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	21,353
BAS	1,296	100		1,296	115,305
FOP	64	30		19	1,691
USP	288	35		101	8,986
TOTALS	1,888			1,656	147,335

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%	2009								
Heated Area: 1536						HX Base Yr 2009					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		147,335	
TOTAL MARKET OB/XF VALUE		2,430	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		171,765	
SOH/AGL Deduction		64,633	
ASSESSED VALUE		107,132	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		55,721	
TOTAL JUST VALUE		171,765	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		167,396	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39978	REMODEL	0	06/18/2020
37377	MAINT/ALTR	75	10/29/2018
18300	GARAGE	65	05/21/2001
18255	SFR	237	05/09/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1116/0840	3/23/2007	WD	Q	I		120,000
GRANTOR: RICHARD CARTER						
GRANTEE: LORETTA KISSNER & K						
1105/2374	7/27/2006	WD	Q	I	03	5,500
GRANTOR: LYNNE SHULER						
GRANTEE: RICHARD CARTER						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
179 SE TOMCAT LN, LAKE CITY					05/08/2026	MLU	

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	820.00	UT	1.50	1.50	100	2001	2001	3	100	1,230	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W15 W33 S2 S25 E27 E21 N27 \$	
USP=[ORIG=-15,0] N12 W24 S12 E24 \$	
BAS=[ORIG=-48,2] W12 S20 E12 N20 \$	
FOP=[ORIG=-21,27] S8 E8 N8 W8 \$	

LAND DESCRIPTION		TOTAL OB/XF															2,430							
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							