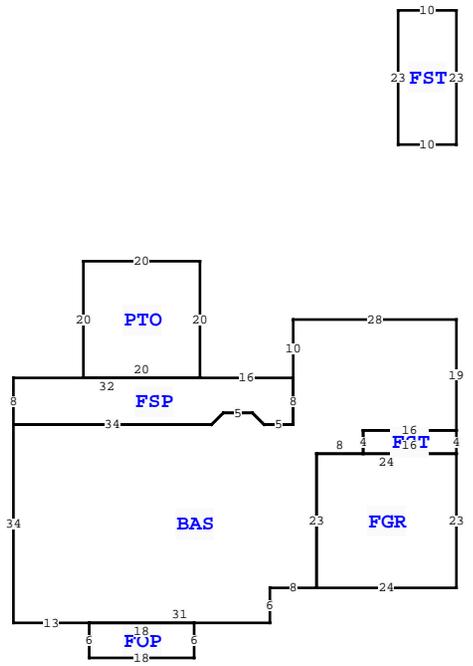




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
19	COMMON BRK 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
15	HARDTILE 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2.5	100		
02	WOOD FRAME 100				
1.5	1.5 100				
05	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MAP NUM	MKT AREA	06		
NEIGHBORHOOD/LOC		15416.030	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,294	100		2,294	220,208
FGR	552	55		304	29,182
FOP	108	30		32	3,072
FSP	370	40		148	14,207
FST	64	55		35	3,360
FST	230	55		126	12,095
PTO	400	5		20	1,920
TOTALS	4,018			2,959	284,042

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,959	115.8192	129.72	383,841	1999	1999	0	0	26.00	74.00
1 SINGLE FAM 100% - 2000 Heated Area: 2294 HX Base Yr 2000											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		284,042	
TOTAL MARKET OB/XF VALUE		8,456	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		327,498	
SOH/AGL Deduction		108,772	
ASSESSED VALUE		218,726	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		167,315	
TOTAL JUST VALUE		327,498	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,637	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047571	Roof Replacement	22,620	06/29/2023
041156	ELECTRICAL		01/14/2021
14914	SFR	370	01/06/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/2713	8/21/2025	LE U	I	I	14	100
GRANTOR: HART RHEA B						
GRANTEE: HART RHEA B (ENH LE)						
1496/2014	8/11/2023	LE U	I	I	14	100
GRANTOR: HART RHEA B						
GRANTEE: HART RHEA B (ENH LI)						

EXTRA FEATURES		274 SW LOBLOLLY PL, LAKE CITY														
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	UT	1.50	1.50	100	1998	1998	3	100	4,256	
2	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

TOTAL OB/XF		8,456	
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BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W28 S10 S8 W5 U2L2 W5 D2L2 W34 S34 E13 E31 N6 E8 N23 E8 N4 E16 N19 \$	
FGR=[ORIG=-24,46] E24 N23 W24 S23 \$	
PTO=[ORIG=-44,10] N20 W20 S20 E20 \$	
FSP=[ORIG=-28,10] W16 W32 S8 E34 U2R2 E5 D2R2 E5 N8 \$	
FST=[ORIG=0,-30] N23 W10 S23 E10 \$	
FOP=[ORIG=-63,52] S6 E18 N6 W18 \$	
FST=[ORIG=0,23] N4 W16 S4 E16 \$.	

LAND DESCRIPTION		TOTAL OB/XF		8,456																				
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							