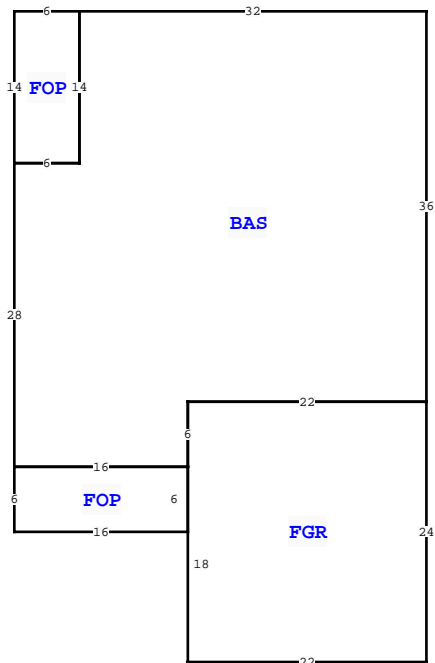




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,724	115.4440	129.30	222,913	2016	2016	0	0	0	9.00	91.00	
1 SINGLE FAM 100% - 2021 Heated Area: 1380 HX Base Yr 2021													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	15416.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	162,375
FGR	528	55		290	34,122
FOP	84	30		25	2,942
FOP	96	30		29	3,413
TOTALS	2,088			1,724	202,851

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE		202,851		
TOTAL MARKET OB/XF VALUE		3,406		
TOTAL LAND VALUE - MARKET		18,500		
TOTAL MARKET VALUE		224,757		
SOH/AGL Deduction		35,579		
ASSESSED VALUE		189,178		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		137,767		
TOTAL JUST VALUE		224,757		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		226,986		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33923	SFR	610	04/06/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/1099	6/29/2020	WD Q	Q	I	01	190,000
GRANTOR: ROBERT & MADELYN THRE						
GRANTEE: HAYDEN WHEELER						
1323/1236	9/15/2016	WD Q	Q	I	01	164,900
GRANTOR: IHB HOLDINGS LLC						
GRANTEE: ROBERT & MADELYN TH						

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			2.00	100	2016	2016	3	100	1,406	
2	0169	FENCE/WOOD	0	100	0	0			0.00	100	2019	2019	3	100	2,000	

180 SW IVY GLN, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/21/2023
										INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W32 FOP= W6 S14 E6 N14\$ S14 W6 S28 FOP= S6 E16 N6 W16\$ E16 FGR= S18 E22 N24 W22 S6\$ N6 E22 N36\$.													

LAND DESCRIPTION														TOTAL OB/XF 3,406										
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	18,500.00	18,500.00	18,500							