

BUILDING CHARACTERISTICS					
ELEMENT	CD				
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 70				
Interior Floor	13 LAM/VNLPLK 30				
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				
Units	0 100				
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	1,578	100		1,578	193,384
FGR	420	55		231	28,309
FOP	77	30		23	2,819
FOP	80	30		24	2,941
TOTALS	2,155			1,856	227,453

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,856	113.1570	129.00	239,424	2020	2020	0	0	5.00	95.00	

1 SINGLE FAM 0% - 2023 Heated Area: 1578 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			227,453
TOTAL MARKET OB/XF VALUE			2,115
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			248,068
SOH/AGL Deduction			0
ASSESSED VALUE			248,068
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			248,068
TOTAL JUST VALUE			248,068
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			246,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39363	SFR	0	02/27/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1752	5/25/2022	WD Q	Q	I	01	275,000
GRANTOR: WILLIAMS TRINITY H						
GRANTEE: MYERS RONALD KEITH						
1416/1130	7/30/2020	WD Q	Q	I	01	218,000
GRANTOR: 386 DEVELOPMENT LLC						
GRANTEE: TRINITY H WILLIAMS						

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	0	0	0		2.25	100	2020	2020	3	100	2,115	

148 SW CHERRY BLOSSOM WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W11 N8 W11 FOP= W10 S8 E10 N8\$ S8 W28 S28 FGR= S20 E21
 N20 W21\$ E21 S5 E6 FOP= S2 E11 N7 W11 S5\$ N5 E11 S5 E12 N33\$.

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								