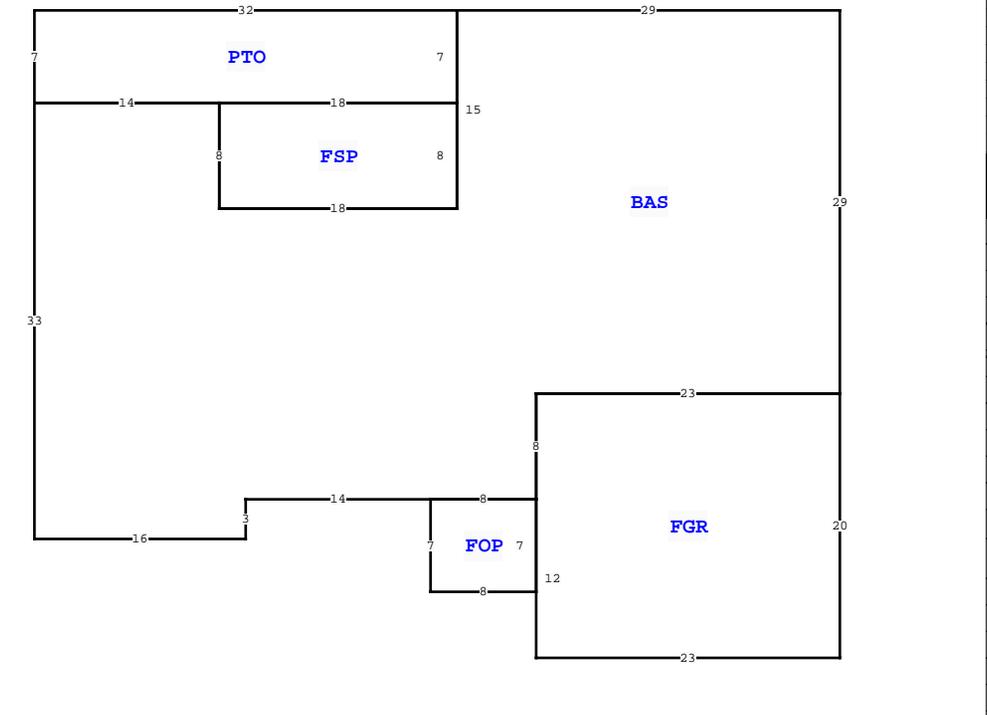


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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%	- 2014									Heated Area: 1753	HX Base Yr 2014



EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,753	100		1,753	189,277
FGR	460	55		253	27,317
FOP	56	30		17	1,835
FSP	144	40		58	6,262
PTO	224	5		11	1,188
TOTALS	2,637			2,092	225,880

149 SW PHEASANT WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	225,880		
TOTAL MARKET OB/XF VALUE	4,414		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	265,294		
SOH/AGL Deduction	93,182		
ASSESSED VALUE	172,112		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	120,701		
TOTAL JUST VALUE	265,294		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	264,255		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054663	Remodel	23,123	12/11/2025
000044219	Roof Replacement	13,334	04/19/2022
17940	SFR	419	02/13/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/2607	9/22/2021	LE	U	I	14	100
GRANTOR: EVANS JO LYNN						
GRANTEE: EVANS JO LYNN						
1262/0494	9/17/2013	WD	U	I	12	135,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: JO LYNN EVANS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W29 PTO= W32 S7 E14 FSP= S8 E18 N8 W18\$ E18 N7\$ S15 W18 N8 W14 S33E16 N3 E14 FOP= S7 E8 N7 W8\$ E8 FGR= S12 E23 N20 W23 S8\$ N8 E23 N29\$.	

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	1,609.00	UT	1.50	1.50	100	2001	2001	3	100	2,414	
2	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							