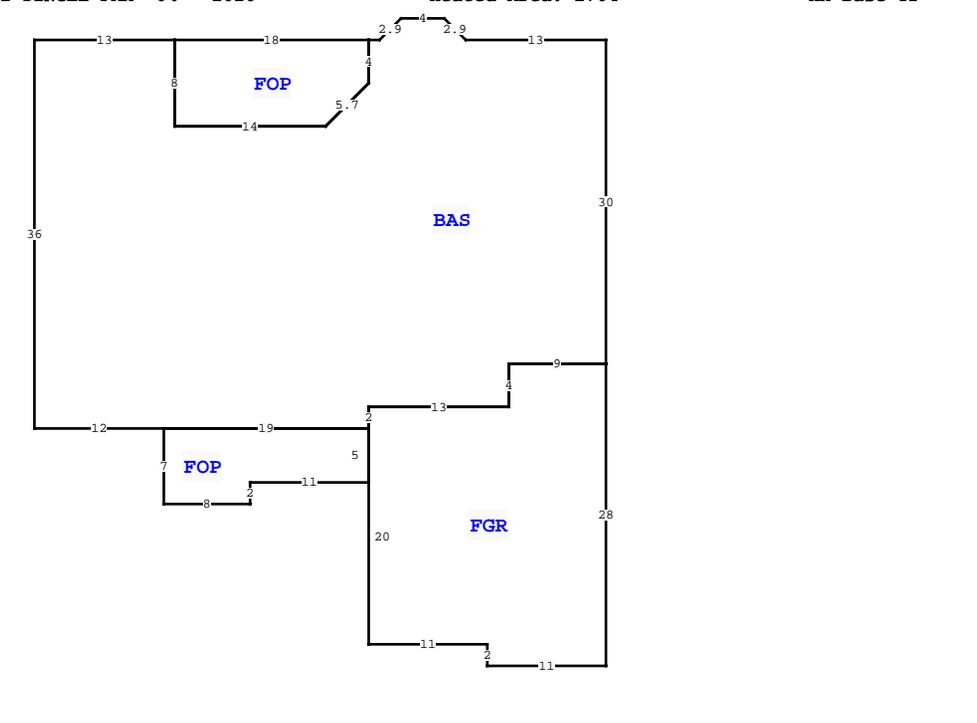




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 60
Exterior Wall	16 WD FR STUC 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,076	139.3158	158.82	329,710	2004	2004	0	0	25.20	74.80		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			246,623
TOTAL MARKET OB/XF VALUE			10,864
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			292,487
SOH/AGL Deduction			0
ASSESSED VALUE			292,487
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			292,487
TOTAL JUST VALUE			292,487
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,342



MAP NUM	MKT AREA	06				
15416.050	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	1,704	100		1,704	202,430
	FGR	542	55		298	35,401
	FOP	111	30		33	3,920
	FOP	136	30		41	4,871
TOTALS	2,493				2,076	246,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053842	Generator		08/14/2025
000049409	Roof Replacement	16,800	03/12/2024
000042242	Solar Power System	35,243	06/30/2021
21171	SFR	279	10/17/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1864	5/12/2025	WD Q	Q	I	01	320,000
GRANTOR: DE LA ROSA RANDOLFI						
GRANTEE: STEWARD ANITA						
1439/169	5/28/2021	WD Q	Q	I	01	258,000
GRANTOR: NEAL BRUCE						
GRANTEE: DE LA ROSA RANDOLFI						

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	1,782.00	UT	2.00	2.00	100	2004	2004	3	100	3,564	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,600	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

189 SW PHEASANT WAY, LAKE CITY
 BLD DATE: [] LGL DATE: 04/14/2026 MLU
 XF DATE: [] LAND DATE: []
 INC DATE: [] AG DATE: []

BUILDING NOTES													

BUILDING DIMENSIONS
 BAS= W13 L2 U2 W4 D2 L2 W1 FOP= W18 S8 E14 R4 U4 N4\$ S4
 D4 L4 W14 N8 W13 S36 E12 FOP= S7 E8 N2 E11 N5 W19\$ E19 FGR=
 S20 E11 S2 E11 N28 W9 S4 W13 S2\$ N2 E13 N4 E9 N30\$.

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