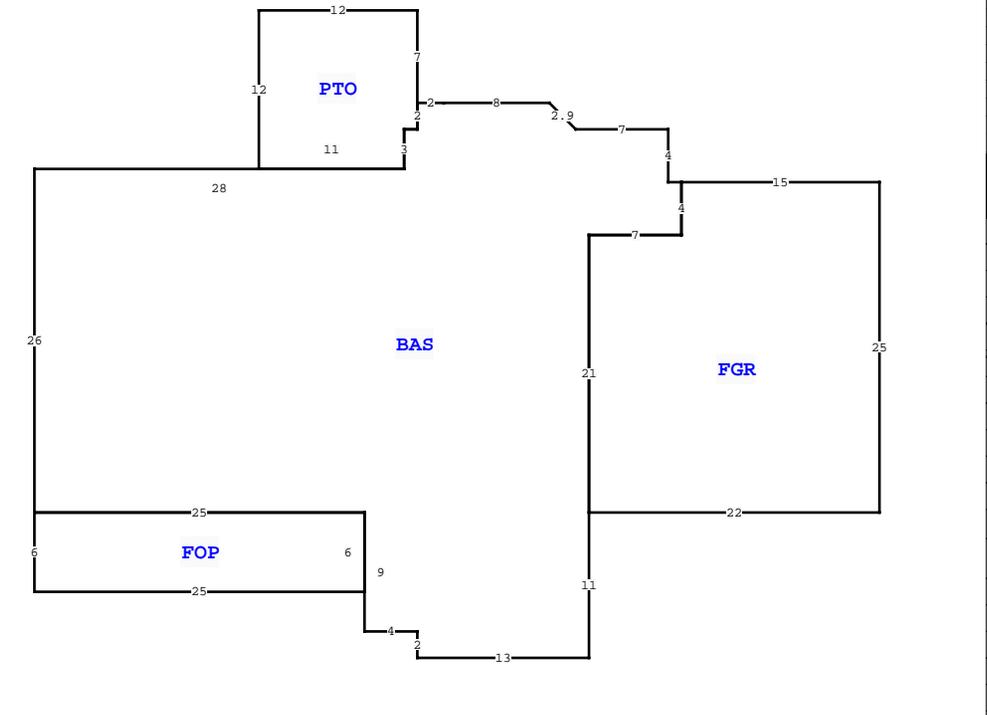


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,726	130.6462	148.94	257,070	1997	1997	0	0	34.30	65.70
1 SINGLE FAM 100% - 2026 Heated Area: 1387 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			168,895
TOTAL MARKET OB/XF VALUE			8,262
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			212,157
SOH/AGL Deduction			64,156
ASSESSED VALUE			148,001
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			46,590
TOTAL JUST VALUE			212,157
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			212,267

Quality		06 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC 15416.050 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,387	100		1,387	135,723
FGR	522	55		287	28,084
FOP	150	30		45	4,403
PTO	141	5		7	685
TOTALS	2,200			1,726	168,895

118 SW LEXINGTON CT, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053406	Roof Replacement	17,000	06/18/2025
12024	SFR	235	01/09/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2407	2/07/2025	WD Q	Q	I	01	275,000
GRANTOR: MORRIS RANDY M						
GRANTEE: BERGER JOHNNY						
1421/1337	10/09/2020	WD Q	Q	I	01	195,000
GRANTOR: ROBERT J & MARY W BEA						
GRANTEE: RANDY M MORRIS						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1,083.00	UT	1.50	100	1997	1997	3	100	1,625	
3	0120	CLFENCE 4	0	100	0	0	350.00	UT	4.50	75	1997	1997	3	75	1,181	
4	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	100	2007	2007	3	100	3,456	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	800	

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W7 U2 L2 W8 /W2/ PTO= N7 W12 S12 E11 N3 E1 N2\$ S2 W1 S3 W28 S26 FOP= S6 E25 N6 W25\$ E25 S9 E4 S2 E13 N11 FGR= E22 N25 W15 S4 W7 S21\$ N21 E7 N4 W1 N4\$.											

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							