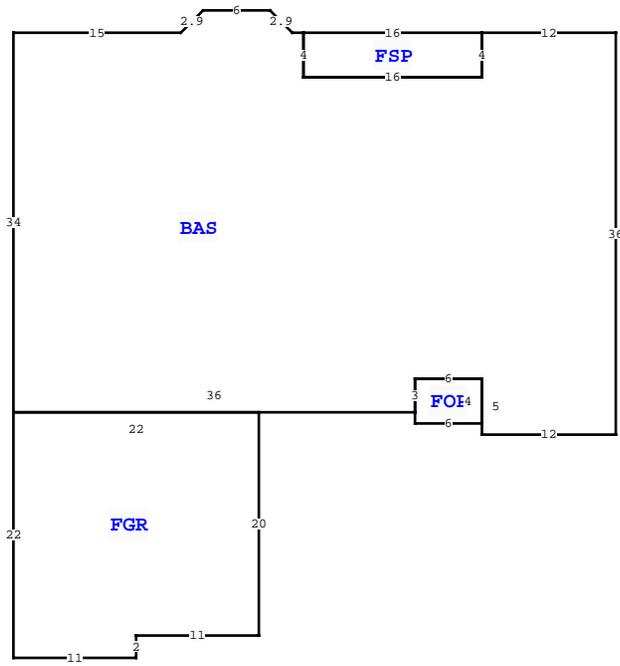


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
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	2,081	120.6777	137.57	286,283	2003	2003	10	0	29.70	60.30		
1 SINGLE FAM 0% - 2026 Heated Area: 1794 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			172,629
TOTAL MARKET OB/XF VALUE			26,180
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			233,809
SOH/AGL Deduction			0
ASSESSED VALUE			233,809
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			233,809
TOTAL JUST VALUE			233,809
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048497	Roof Replacement	25,200	10/25/2023
24357	POOL ENCL	25	04/06/2006
24055	POOL	140	01/20/2006
20578	SFR	308	04/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0991/1940	8/11/2003	WD Q	Q	I		150,000
GRANTOR: AARON SIMQUE HOMES IN						
GRANTEE: BERNICE BROWN						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100		1,794	148,821
FGR	462	55		254	21,071
FOP	24	30		7	581
FSP	64	40		26	2,157
TOTALS	2,344			2,081	172,629

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	1,716.00	UT	2.00	2.00	100	2003	2003	3	100	3,432	
2	0281	POOL R/FIB	0	0	0	456.00	UT	65.00	65.00	100	2006	2006	3	51	15,116	
3	0282	POOL ENCL	0	0	30	1,272.00	UT	15.00	15.00	100	2006	2006	3	40	7,632	

EXTRA FEATURES													
163 SW GROVELAND CT, LAKE CITY													
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE		MLU	
		04/14/2026											

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W12 FSP= W16 S4 E16 N4\$ S4 W16 N4 W1 L2 U2 W6 D2 L2 W15 S34 FGR= S22 E11 N2 E11 N20 W22\$ E36 FOP= S1 E6 N4 W6 S3 \$ N3 E6 S5 E12 N36 \$.									

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	35,000.00	35,000.00	35,000							