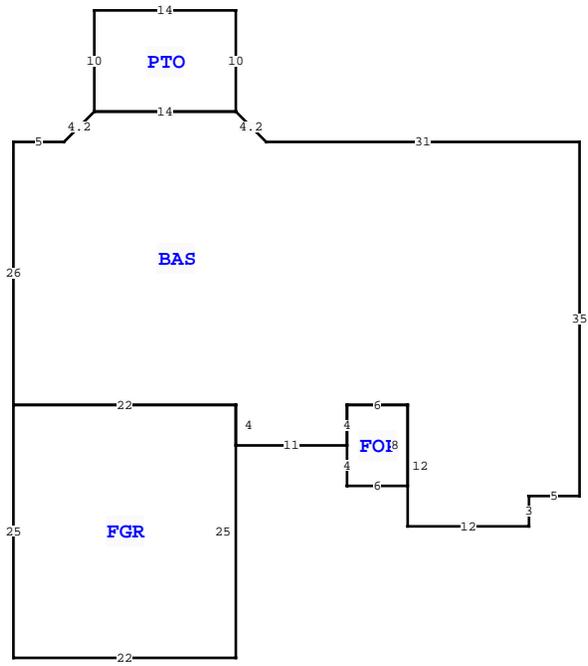


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

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%	- 2020									Heated Area: 1740 HX Base Yr 2020	



Quality	07	07			
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	1,740	100		1,740	202,991
FGR	550	55		302	35,232
FOP	48	30		14	1,633
PTO	140	5		7	817
TOTALS	2,478			2,063	240,672

159 SW GROVELAND CT, LAKE CITY

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

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	0180	FPLC 1STRY	0	100	0	1.00	UT	6,500.00	6,500.00	100	2007	2007	3	100	6,500	
2	0166	CONC,PAVMT	0	100	0	1,536.00	UT	3.00	3.00	100	2007	2007	3	100	4,608	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0210	GARAGE U	0	100	24	1.00	UT	6,500.00	6,500.00	100	2021	2020		100	6,500	
5	0166	CONC,PAVMT	0	100	0	1.00	UT	400.00	400.00	100	2021	2020		100	400	

TOTAL OB/XF 18,308

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			240,672	
TOTAL MARKET OB/XF VALUE			18,308	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			293,980	
SOH/AGL Deduction			73,980	
ASSESSED VALUE			220,000	
TOTAL EXEMPTION VALUE			HX HB SX 101,411	
BASE TAXABLE VALUE			118,569	
TOTAL JUST VALUE			293,980	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			292,652	
BLDG:1:2: PROPERTY HAS FLOODED IN THE PAST,				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047924	Roof Replacement	19,595	08/18/2023
40230	STORAGE	0	07/28/2020
24791	SFR	569	07/26/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/0548	8/13/2019	WD Q	Q	I	01	195,000
GRANTOR: KEVIN K MCGINNIS						
GRANTEE: MARGARET A & DAILY						
1334/1177	4/07/2017	WD U	U	I	12	79,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: KEVIN K MCGINNIS						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W31 L3 U3 PTO= N10 W14 S10 E14\$ W14 D3 L3 W5 S26									
FGR= S25 E22 N25 W22 \$ E22 S4 E11 FOP= S4 E6 N8 W6 S4\$ N4 E6									
S12 E12 N3 E5 N35 \$.									