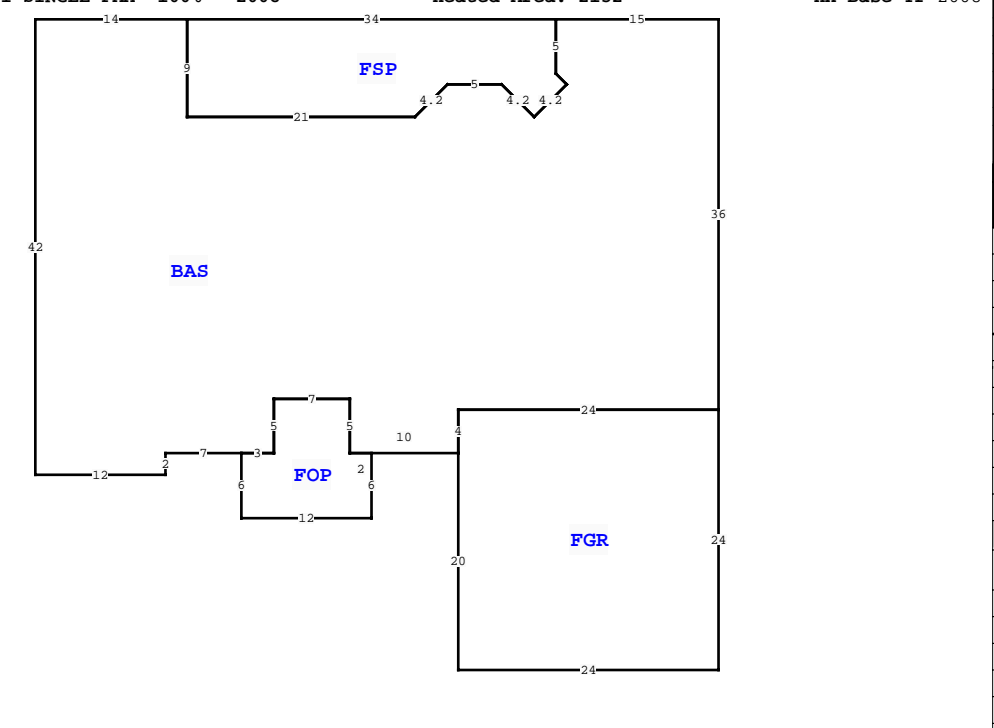


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	12 HARDWOOD 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
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
0100	01	2,593	120.9978	135.52	351,403	2005	2005	0	0	20.00	80.00



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	2,132	100		2,132	231,143
FGR	576	55		317	34,368
FOP	107	30		32	3,470
FSP	281	40		112	12,142
TOTALS	3,096			2,593	281,122

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	100	0	0	UT	2.50	2.50	40	2005	2005	3	40	3,760	

237 SW PHEASANT WAY, LAKE CITY	BLD DATE	LGL DATE	04/14/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		281,122	
TOTAL MARKET OB/XF VALUE		3,760	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		319,882	
SOH/AGL Deduction		102,116	
ASSESSED VALUE		217,766	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		166,355	
TOTAL JUST VALUE		319,882	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,396	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053086	Roof Replacement	20,000	05/12/2025
22888	SFR	635	03/08/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1066/1902	11/30/2005	WD	Q	I		259,900
GRANTOR: SPARKS CONTRACTORS						
GRANTEE: KIM						
1037/1584	2/02/2005	WD	Q	V		26,900
GRANTOR: CRAPPS CALLAWAY LAND						
GRANTEE: SPARKS CONTRACTORS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W15 FSP= W34 S9 E21 R3 U3 E5 D3 R3 R3 U3 U1 L1 N5\$ S5 R1 D1 D3 L3 L3 U3 W5 D3 L3 W21 N9 W14 S42 E12 N2 E7 FOP= S6 E12 N6 W2 N5 W7 S5 W3\$ E3 N5 E7 S5 E10 FGR= S20 E24 N24 W24 S4\$ N4 E24 N36\$.

LAND DESCRIPTION												TOTAL OB/XF												3,760				
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											