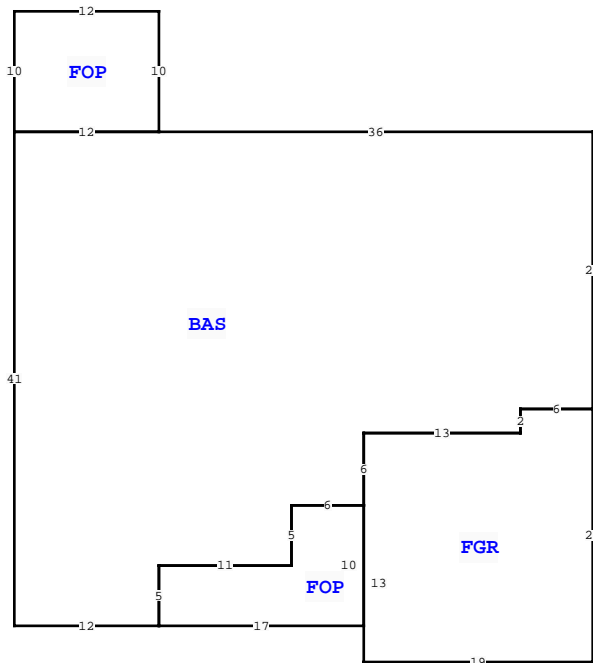


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
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	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
BAS	1,537	100	
FGR	373	55	
FOP	115	30	
FOP	120	30	
TOTALS	2,145		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,812	117.6000	131.71	238,659	2004	2004	0	0	21.00	79.00
1 SINGLE FAM			100% - 2011	Heated Area: 1537			HX Base Yr 2011				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			188,541
TOTAL MARKET OB/XF VALUE			5,432
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			228,973
SOH/AGL Deduction			79,225
ASSESSED VALUE			149,748
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			98,337
TOTAL JUST VALUE			228,973
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			231,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049219	Solar Power Syste	29,727	02/15/2024
000044247	Roof Replacement	7,000	04/22/2022
21645	SFR	480	03/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1198/1731	7/20/2010	WD Q	Q	I	01	146,000
GRANTOR: RALPH & BRENDA BEAS						
GRANTEE: LOURDES VALIDO						
1035/1290	12/14/2004	WD Q	Q	I		147,900
GRANTOR: SWEENEY BLDG CONST						
GRANTEE: RALPH & BRENDA BEAS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2004
2	0166	CONC, PAVMT	0	100	0	1,016.00	UT	2.00	2.00	100	2004
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2014
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014

TOTAL OB/XF											
5,432											
212 SW WILSHIRE DR, LAKE CITY											
BLD DATE		LGL DATE		04/14/2026		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W36 FOP= N10 W12 S10 E12\$ W12 S41 E12 FOP= E17 N10 W6 S5 W11 S5\$ N5 E11 N5 E6 FGR= S13 E19 N21 W6 S2 W13 S6\$ N6 E13 N2 E6 N23\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00