


| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| Exterior Wall | 05 | AVERAGE 50 |
| Exterior Wall | 19 | COMMON BRK 50 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 90 |
| Interior Floor | 08 | SHT VINYL 10 |
| 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 | 01 | 01 100 |

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100 | 01 | 2,625 | 103.0080 | 115.37 | 302,846 | 1980 | 1980 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 2403 HX Base Yr



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 196,850 | |
| TOTAL MARKET OB/XF VALUE | | 2,951 | |
| TOTAL LAND VALUE - MARKET | | 33,750 | |
| TOTAL MARKET VALUE | | 233,551 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 233,551 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 233,551 | |
| TOTAL JUST VALUE | | 233,551 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | 0 | |
| PREVIOUS YEAR MKT VALUE | | 227,551 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 2,403 | 100 | | 2,403 | 180,202 |
| FCP | 520 | 25 | | 130 | 9,749 |
| FOP | 9 | 30 | | 3 | 225 |
| FST | 152 | 55 | | 84 | 6,299 |
| PTO | 100 | 5 | | 5 | 375 |
| TOTALS | 3,184 | | | 2,625 | 196,850 |

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

301 SE BREAM LOOP, LAKE CITY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 32591 | MAINT/ALTR | 40 | 01/06/2015 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1466/2743 | 5/17/2022 | WD | Q | I | 01 | 175,000 |

GRANTOR: CHAMBERS PATRICIA A
GRANTEE: JOHNSON HUGH
0824/0158 4/19/1996 WD Q I 03 34,400
GRANTOR: TERESA L IMM BARBER
GRANTEE: PATRICIA CHAMBERS

| 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 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 1,167.00 | UT | 1.50 | 1.50 | 100 | 1995 | 1995 | 3 | 100 | 1,751 | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 301 SE BREAM LOOP, LAKE CITY | | | | | | | | | | | | | | | | |
| TOTAL OB/XF 2,951 | | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS | | | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W18 PTO= N10 W10 S10 E10\$ W67 FCP= W5 FST= W19 S8E19 N8\$ S8 W19 S20 E24 N28\$ S28 E36E15 FOP= E3 N3 W3 S3\$ N3 E3 S5 E16 N2 E15 N28\$. | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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-2 | 0.00 | 0.00 | 1.50 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 33,750 | | | | | | | |