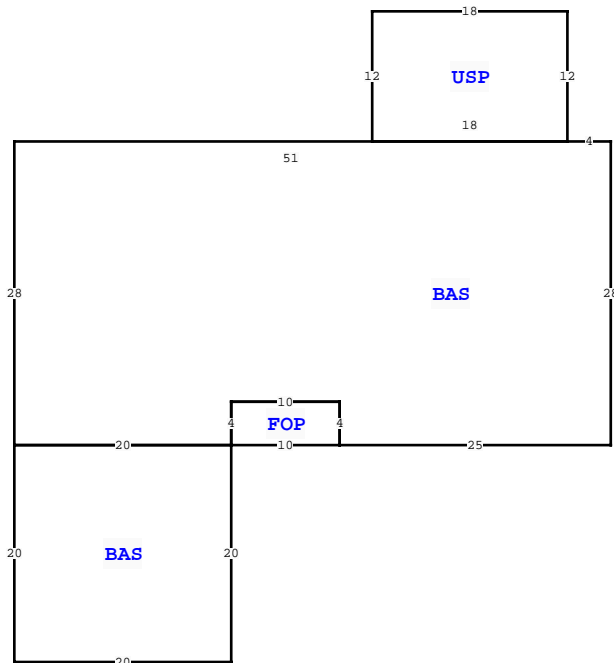


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	08 WD OR PLY 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	02 02 100
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	1,988	102.1759	114.44	227,507	1990	1990	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2025 Heated Area: 1900 HX Base Yr 2025													



Quality	04 04				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	15417.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	29,754
BAS	1,500	100		1,500	111,579
FOP	40	30		12	892
USP	216	35		76	5,653
TOTALS	2,156			1,988	147,880

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	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	817	

137 SE BREAM LOOP, LAKE CITY										BLD DATE		LGL DATE	04/14/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			147,880
TOTAL MARKET OB/XF VALUE			2,017
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			172,397
SOH/AGL Deduction			0
ASSESSED VALUE			172,397
TOTAL EXEMPTION VALUE			HX HB WX 56,411
BASE TAXABLE VALUE			115,986
TOTAL JUST VALUE			172,397
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			168,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/1344	12/13/2024	WD	Q	I	01	199,000
GRANTOR: LICK JOSHUA D						
GRANTEE: GUY MARGARET A						
1337/0680	5/18/2017	WD	Q	I	01	124,000
GRANTOR: JENNIFER L OWENS & RA						
GRANTEE: JOSHUA D LICK						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W4 USP= N12 W18 S12 E18\$ W51 S28 BAS= S20 E20 N20W20\$ E20 FOP= E10 N4 W10 S4\$ N4 E10 S4 E25 N28\$.	

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							