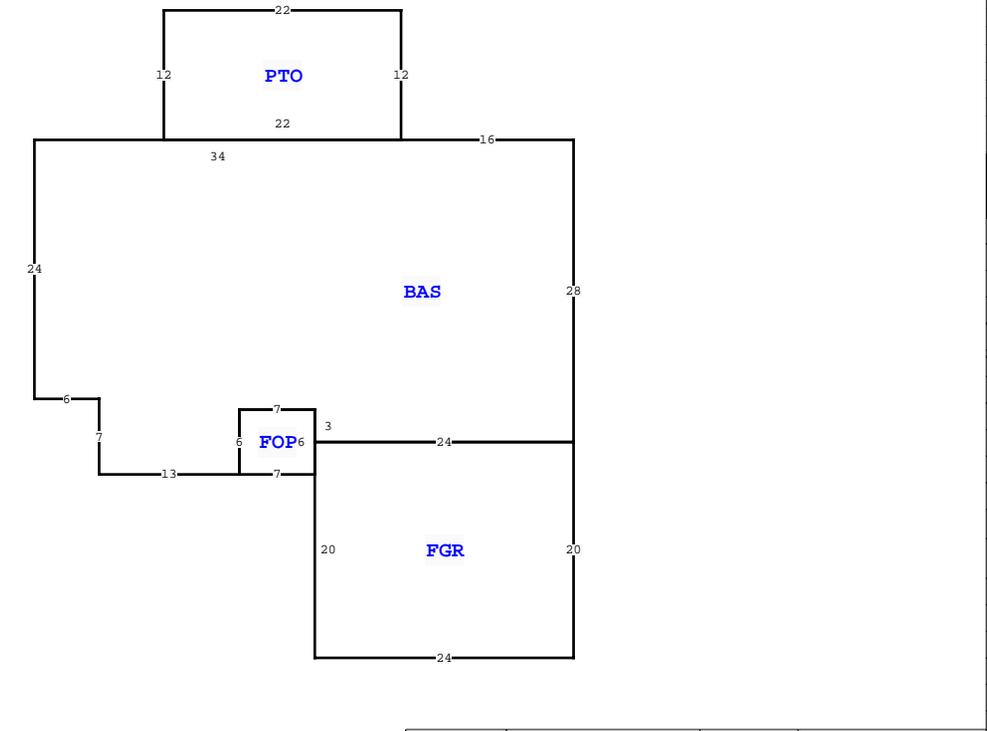




ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

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%	- 2019		Heated Area: 1394					HX Base Yr 2019			



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	15417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100		1,394	147,474
FGR	480	55		264	27,929
FOP	42	30		13	1,375
PTO	264	5		13	1,375
TOTALS	2,180			1,684	178,154

311 SE VICTORIA GLN, 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	0166	CONC,PAVMT	0	100	0	0			2.50	100	2005	2005	3	100	2,160	
2	0169	FENCE/WOOD	0	100	0	0			0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			178,154	
TOTAL MARKET OB/XF VALUE			2,460	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			203,114	
SOH/AGL Deduction			65,237	
ASSESSED VALUE			137,877	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			86,466	
TOTAL JUST VALUE			203,114	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			198,176	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23640	SFR	444	09/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100

GRANTOR: CORNERSTON DEVELOPMEN
GRANTEE: FCS TRUST DATED JAN
1363/0716 6/25/2018 WD Q I 01 141,100
GRANTOR: JAMES M SWISHER JR
GRANTEE: JUSTIN MINSON

BUILDING NOTES													

BUILDING DIMENSIONS
BAS= W16 PTO= N12 W22 S12 E22\$ W34 S24 E6 S7 E13 FOP= E7 N6 W7 S6\$ N6 E7 S3 FGR= S20 E24 N20 W24\$ E24 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							