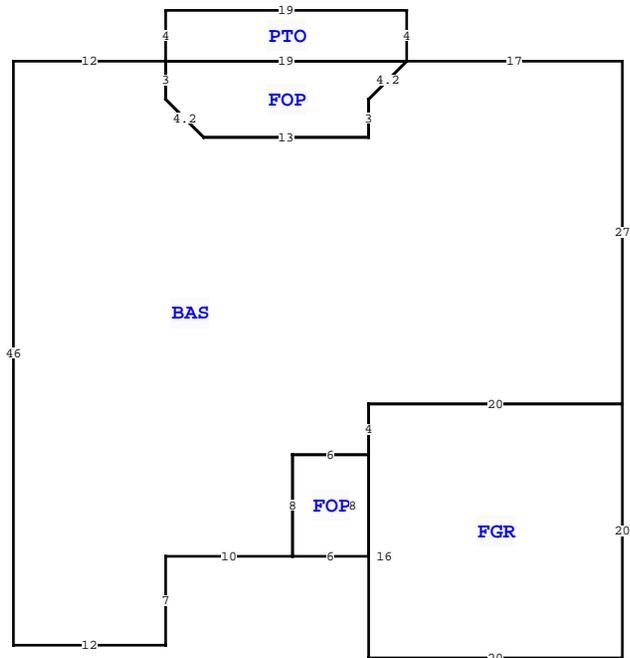




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
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
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	15417.00 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,839	114.0000	129.96	238,996	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1572 HX Base Yr 2023													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100		1,572	163,438
FGR	400	55		220	22,873
FOP	48	30		14	1,455
FOP	96	30		29	3,015
PTO	76	5		4	416
TOTALS	2,192			1,839	191,197

EXTRA FEATURES		BLD DATE		LGL DATE													
L	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	838.00	UT	3.00	3.00	100	2005	2005	3	100	2,514	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,500	

TOTAL OB/XF													
329 SE VICTORIA GLN, LAKE CITY													
5,014													

LAND DESCRIPTION																									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			191,197
TOTAL MARKET OB/XF VALUE			5,014
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			218,711
SOH/AGL Deduction			38,063
ASSESSED VALUE			180,648
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			129,237
TOTAL JUST VALUE			218,711
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050361	Roof Replacement	28,235	07/16/2024

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
1471/1971 7/20/2022 WD Q I 01 235,000
GRANTOR: LILLY JOHN B II
GRANTEE: VOYLES BENJAMIN

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W17 PTO= N4 W19 S4 E19\$ FOP= W19 S3 D3 R3 E13 N3 R3 U3 \$ D3 L3 S3 W13 L3 U3 N3 W12 S46 E12 N7 E10 FOP= E6 N8 W6 S8\$ N8 E6 FGR= S16 E20 N20 W20 S4\$ N4 E20 N27\$.