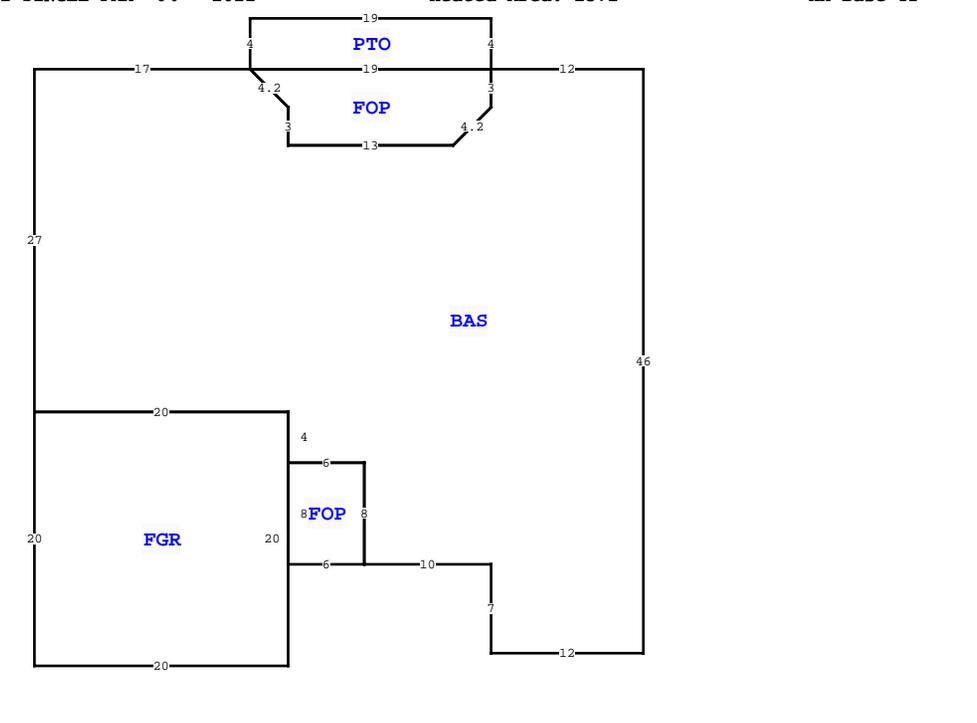




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	05 AVERAGE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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	04 04 100
Kitchen Adjus	01 01 100
Quality	05 05

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	126.2800	143.96	264,742	2005	2005	0	0	21.00	79.00		



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	15417.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100		1,572	178,781
FGR	400	55		220	25,020
FOP	48	30		14	1,592
FOP	96	30		29	3,298
PTO	76	5		4	455
<b>TOTALS</b>	<b>2,192</b>			<b>1,839</b>	<b>209,146</b>

306 SE VICTORIA GLN, LAKE CITY

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

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	0	0	0	979.00	UT	2.50	2.50	100	2005	2005	3	100	2,448	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

TOTAL OB/XF 2,498

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	0		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			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		209,146	
TOTAL MARKET OB/XF VALUE		2,498	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		234,144	
SOH/AGL Deduction		0	
ASSESSED VALUE		234,144	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		234,144	
TOTAL JUST VALUE		234,144	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		229,200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1445/473	8/17/2021	WD	Q	I	01	220,000
GRANTOR: FERNANDES RUTH A						
GRANTEE: CABRERA GIAMPAOLO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W12 PTO= N4 W19 S4 E19\$ FOP= W19 D3 R3 S3 E13 R3 U3 N3\$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S20 E20 N20 W20\$ E20 S4 FOP= S8 E6 N8 W6\$ E6 S8 E10 S7 E12 N46\$.