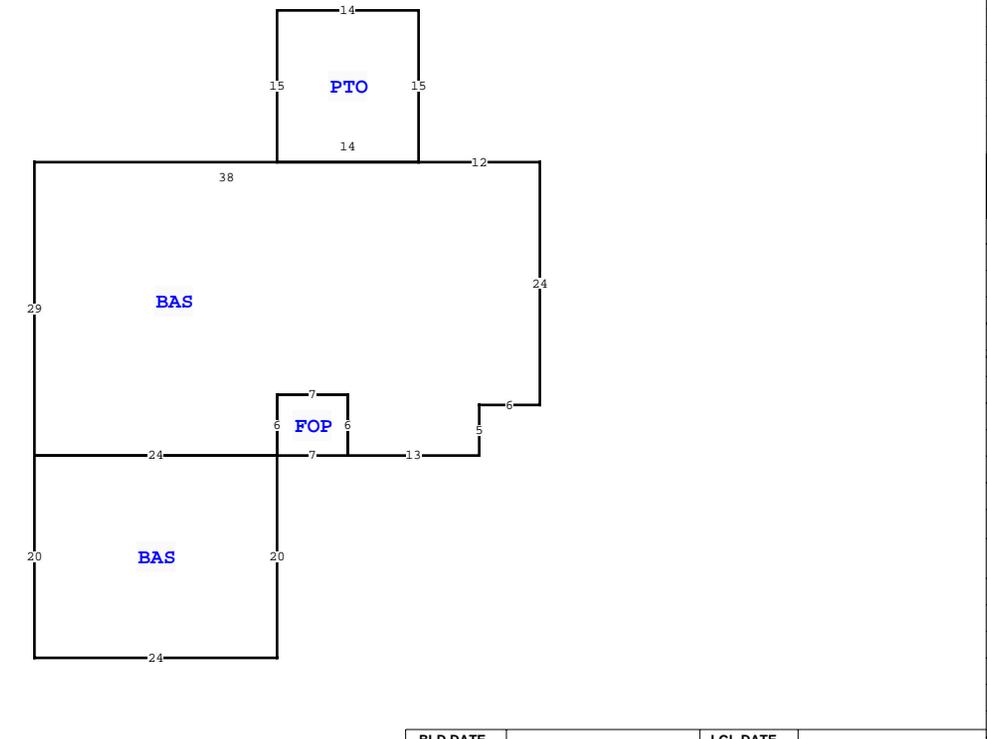


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	02 02 100
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			
0100	01	1,881	106.7220	121.66	228,842	2006	2006	0	0	0	19.00	81.00		



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	480	100		480	47,302
BAS	1,378	100		1,378	135,794
FOP	42	30		13	1,281
PTO	210	5		10	986
TOTALS	2,110			1,881	185,362

274 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	0	0	833.00	UT	2.50	2.50	100	2006	2006	3	100	2,083	

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	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		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		185,362	
TOTAL MARKET OB/XF VALUE		2,083	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		209,945	
SOH/AGL Deduction		0	
ASSESSED VALUE		209,945	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		209,945	
TOTAL JUST VALUE		209,945	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		204,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23639	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
 1522/96 8/19/2024 WD Q I 01 257,000
 GRANTOR: PITTMAN JAMES DAVID
 GRANTEE: NIEMAN HALEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 W38 S29 E24 N6 E7 S6 E13 N5 E6 N24 \$
 BAS=[ORIG=-50,29] S20 E24 N20 W24 \$
 PTO=[ORIG=-12,0] N15 W14 S15 E14 \$
 POP=[ORIG=-26,29] E7 N6 W7 S6 \$