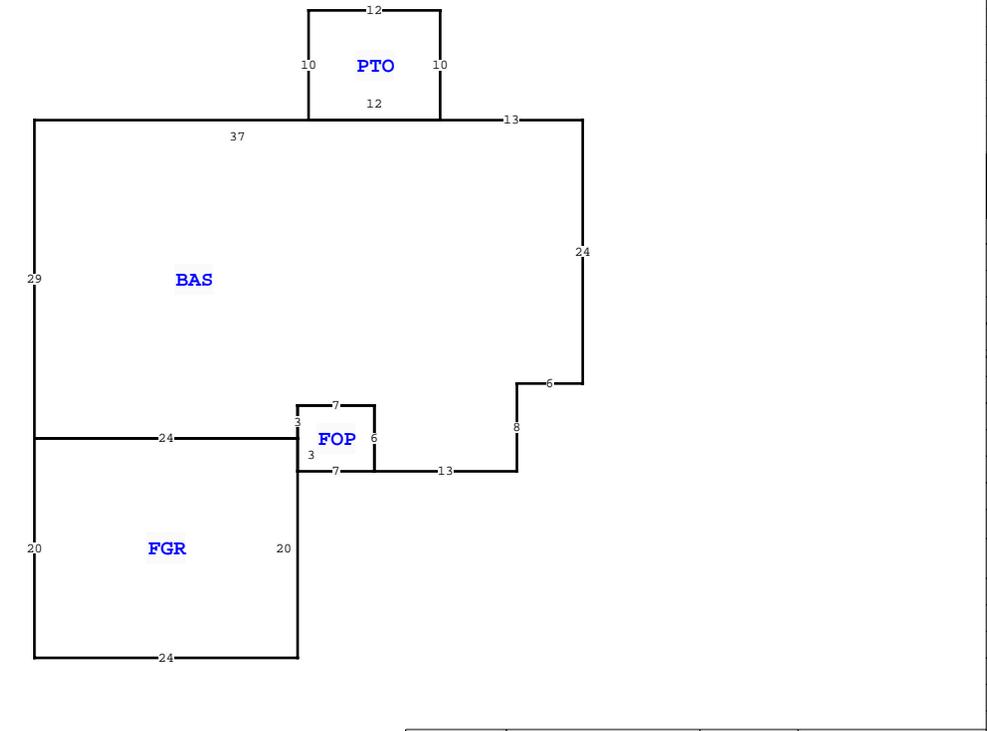


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	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		
0100	01	1,721	109.5640	124.90	214,953	2005	2005	0	0	21.00	79.00		
1 SINGLE FAM 0% - 0 Heated Area: 1438 HX Base Yr													



MAP NUM	MKT AREA	06				
15417.00	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	1,438	100		1,438	141,889
	FGR	480	55		264	26,049
	FOP	42	30		13	1,283
	PTO	120	5		6	592
TOTALS	2,080				1,721	169,813

244 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	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,900	

TOTAL OB/XF														1,900			
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LAND DESCRIPTION																								
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							

TOTAL OB/XF														1,900			
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	169,813		
TOTAL MARKET OB/XF VALUE	1,900		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	194,213		
SOH/AGL Deduction	0		
ASSESSED VALUE	194,213		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	194,213		
TOTAL JUST VALUE	194,213		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	189,453		

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							
1153/1997	2/09/2007	WD	Q	I	03	165,000	
GRANTOR: PIERSON							
GRANTEE: ZAZEN INVESTMENTS L							

BUILDING NOTES													
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BUILDING DIMENSIONS
BAS= W13 PTO= N10 W12 S10 E12\$ W37 S29 FGR= S20 E24 N20 W24\$
E24 FOP= S3 E7 N6 W7 S3\$ N3 E7 S6 E13 N8 E6 N24\$.