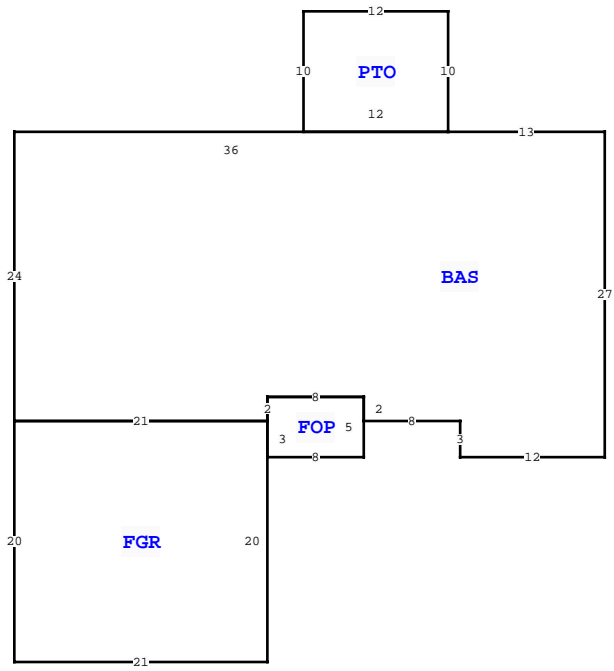


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,445	117.7000	131.82	190,480	2005	2005	0	0	21.00	79.00			
1 SINGLE FAM 0% - 0 Heated Area: 1196 HX Base Yr														



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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	1,196	100		1,196	124,549
FGR	420	55		231	24,056
FOP	40	30		12	1,250
PTO	120	5		6	625
TOTALS	1,776			1,445	150,479

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

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	904.00	UT	2.00	2.00	100	2005	2005	3	100	1,808	

EXTRA FEATURES															TOTAL OB/XF	
182 SE VICTORIA GLN, LAKE CITY															1,808	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			150,479
TOTAL MARKET OB/XF VALUE			1,808
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			174,787
SOH/AGL Deduction			0
ASSESSED VALUE			174,787
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			174,787
TOTAL JUST VALUE			174,787
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			172,787

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
 1304/2451 11/16/2015 WD Q I 01 115,000
 GRANTOR: LESLIE & AMANDA SHARP
 GRANTEE: AMY ROYAL

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W13 PTO= N10 W12 S10 E12\$ W36 S24 FGR= S20 E21 N20 W21\$ E21 FOP= S3 E8 N5 W8 S2\$ N2 E8 S2 E8 S3 E12 N27\$.														

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							