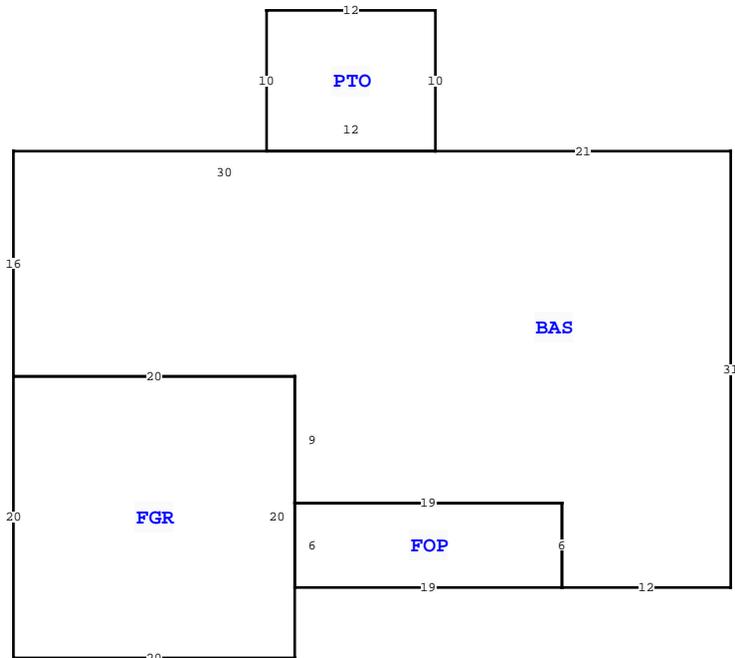




ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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				
1	SINGLE FAM	0% - 0										Heated Area: 1167			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	1,167	100		1,167	120,238
FGR	400	55		220	22,667
FOP	114	30		34	3,503
PTO	120	5		6	619
TOTALS	1,801			1,427	147,026

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			147,026
TOTAL MARKET OB/XF VALUE			1,512
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			171,038
SOH/AGL Deduction			0
ASSESSED VALUE			171,038
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			171,038
TOTAL JUST VALUE			171,038
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052682	Roof Replacement	10,891	03/24/2025

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 DEVELOPEM
 GRANTEE: FCS TRUST DATED JAN
 1047/1029 5/19/2005 WD Q I 108,000
 GRANTOR: CORNERSTONE DEVELOPEM
 GRANTEE: SUZANNE GOODRICH

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		2.00	100	2005	2005	3	100	1,512	

122 SE VICTORIA GLN, LAKE CITY										BLD DATE		LGL DATE	04/14/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W21 PTO= N10 W12 S10 E12\$ W30 S16 FGR= S20 E20 N20 W20\$ E20 S9 FOP= S6 E19 N6 W19\$ E19 S6 E12 N31\$.														

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							