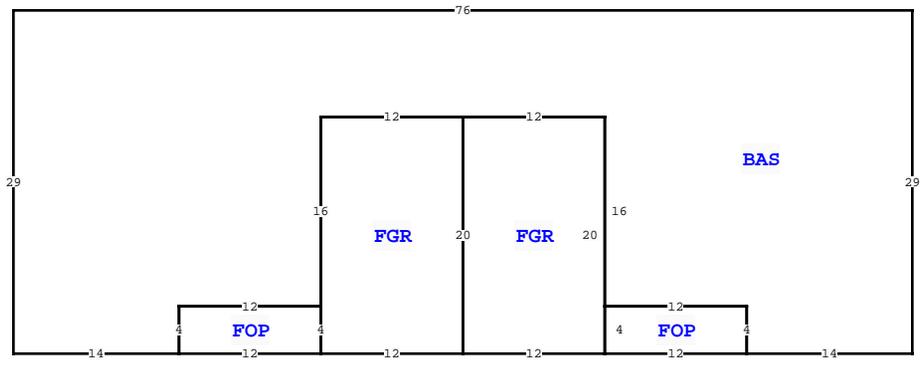


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
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	DUPLX	0%	2026									



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
05	05	0800	MULTI-FAM <10
			MKT AREA 06
			15417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100		1,628	79,846
FGR	240	55		132	6,474
FGR	240	55		132	6,474
FOP	48	30		14	687
FOP	48	30		14	687
TOTALS	2,204			1,920	94,166

123 SE BRACKEN WAY, LAKE CITY

BLD DATE	LGL DATE
	04/21/2023 MLU

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0300	C	MULTI-FAM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			94,166
TOTAL MARKET OB/XF VALUE			1,800
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			114,466
SOH/AGL Deduction			0
ASSESSED VALUE			114,466
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			114,466
TOTAL JUST VALUE			114,466
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,234
SALE:1:1: LOT 60 VILLAGE WOOD			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1557/1423	12/23/2025	QC	U	I	11	100
GRANTOR: O'LEARY MICHAEL						
GRANTEE: O'LEARY CLARA						
0818/0784	2/28/1996	WD	Q	I		52,500
GRANTOR: PATRICK J & CAROLYN A						
GRANTEE: MICHAEL & CLARA O'L						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S29 E14 FOP= E12 N4W12 S4\$ N4 E12 FGR= S4 E12 N20 W12 S16\$ N16 E12 FGR= S20E12 N20 W12\$ E12 S16 FOP= S4 E12 N4 W12\$ E12 S4 E14 N29\$.