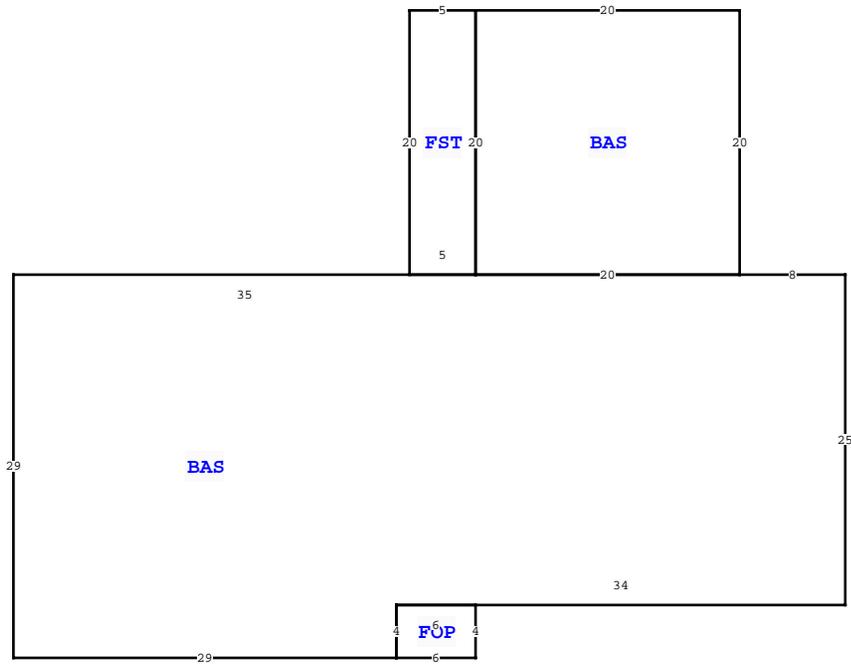




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 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	2,153	112.7610	128.55	276,768	1979	1995	0	0	30.75	69.25		
1 SINGLE FAM 100% - 2024 Heated Area: 2091 HX Base Yr 2024													



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	15417.050 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	35,608
BAS	1,691	100		1,691	150,534
FOP	24	30		7	623
FST	100	55		55	4,896
TOTALS	2,215			2,153	191,662

EXTRA FEATURES		257 SE ANASTASIA ST, LAKE CITY														
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	20	12	1.00	UT	0.00	100	0	0	3	100	3,500	

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 2 Tax Dist:			
BUILDING MARKET VALUE			191,662
TOTAL MARKET OB/XF VALUE			4,700
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			218,862
SOH/AGL Deduction			2,270
ASSESSED VALUE			216,592
TOTAL EXEMPTION VALUE			216,592
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			218,862
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			214,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054635	Remodel	31,625	12/08/2025
000050049	Roof Replacement	18,980	06/05/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/2136	4/28/2023	WD Q	Q	I	01	239,000

GRANTOR: ROGERS GLENDA KAY  
GRANTEE: KRATT JOHN  
1467/1886 5/18/2022 LE U I 14 100  
GRANTOR: SMITH GLENDA KAY NKA  
GRANTEE: BASS ALONA MAKINZE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W8 BAS= N20 W20 S20 E20\$ W20 FST= N20 W5 S20 E5 \$ W35S29 E29 FOP= E6 N4 W6 S4\$ N4 E34 N25\$.	

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							