

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
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
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,571	100	2023
FGR	484	55	2023
FOP	138	30	2023
FOP	225	30	2023
TOTALS	2,418		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
				Heated Area: 1571							
					HX Base Yr 2023						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			264,758
TOTAL MARKET OB/XF VALUE			1,680
TOTAL LAND VALUE - MARKET			16,875
TOTAL MARKET VALUE			283,313
SOH/AGL Deduction			36,284
ASSESSED VALUE			247,029
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			195,618
TOTAL JUST VALUE			283,313
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			283,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042440	New Residential C	128,000	07/29/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/148	3/25/2026	QC	U	I	11	100
GRANTOR: LYNCH MERIENNE						
GRANTEE: LYNCH MERIENNE						
1480/1273	11/30/2022	WD	Q	I	01	310,000
GRANTOR: MIKE TODD CONSTRUCTIO						
GRANTEE: LYNCH ROBERT						

EXTRA FEATURES		206 SE SANDIA WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	3.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=108,9] W12 S8 W15 N15 W22 S12 S22 S10 E14 N12 E23 S12 E12 N37 \$	
FGR=[YR=2023;ORIG=37,14] E22 S22 W22 N22 \$	
FOP=[YR=2023;ORIG=81,2] E15 S15 W15 N15 \$	
FOP=[YR=2023;ORIG=73,34] E23 S6 W23 N6 \$	

LAND DESCRIPTION		TOTAL OB/XF												1,680										
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.75	22,500.00	16,875.00	16,875							