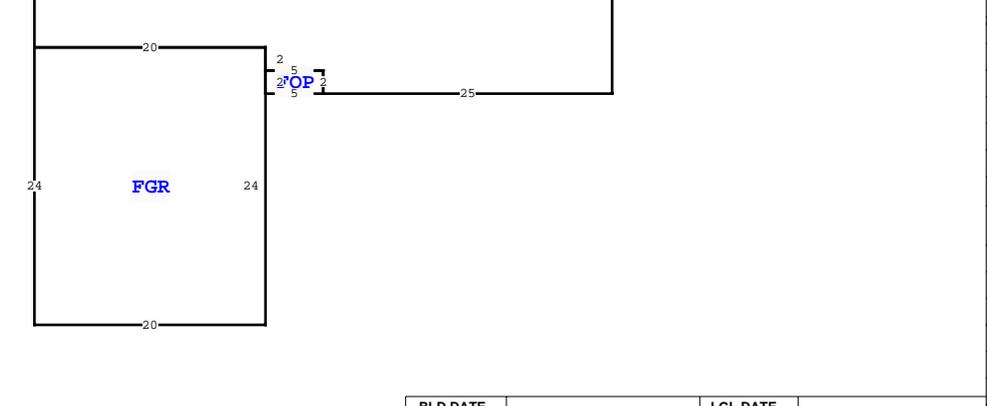


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
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	1,615	141.3720	161.16	260,273	1986	1986		0	0	35.00	65.00	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			169,177
TOTAL MARKET OB/XF VALUE			2,240
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			193,917
SOH/AGL Deduction			0
ASSESSED VALUE			193,917
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			193,917
TOTAL JUST VALUE			193,917
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			186,957

Quality	05 05				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,310	100		1,310	137,228
FGR	480	55		264	27,655
FOP	10	30		3	314
FSP	96	40		38	3,981
TOTALS	1,896			1,615	169,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/12	4/20/2023	QC	U	I	11	100
GRANTOR: DOMINION REAL ESTATE						
GRANTEE: THE THEOS TRUST						
1462/1791	3/17/2022	QC	U	I	11	100
GRANTOR: DOMINION ESTATES LLC						
GRANTEE: DOMINION REAL ESTAT						

EXTRA FEATURES		240 SE SANDIA WAY, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,040	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W50 S24 E20 S2 E5 S2 E25 N28 \$													
FGR=[ORIG=-50,24] S24 E20 N24 W20 \$													
FOP=[ORIG=-30,26] S2 E5 N2 W5 \$													
FSP=[ORIG=-35,-8] W12 S8 E12 N8 \$													

LAND DESCRIPTION														TOTAL OB/XF 2,240										
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							