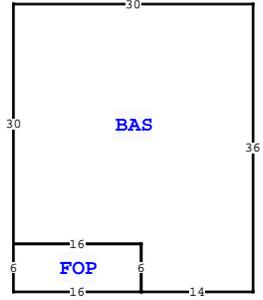
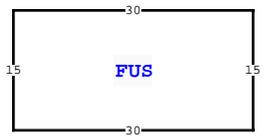


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 70
Interior Wall	04 PLYWOOD 30
Interior Floor	09 PINE WOOD 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1.5 1.5 100
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	1,463	105.1974	119.93	175,458	1985	1985	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2014 Heated Area: 1434 HX Base Yr 2014													



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		02	15516.040	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	984	100		984	76,707		
FOP	96	30		29	2,261		
FUS	450	100		450	35,080		
TOTALS	1,530			1,463	114,048		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			114,048
TOTAL MARKET OB/XF VALUE			3,400
TOTAL LAND VALUE - MARKET			31,520
TOTAL MARKET VALUE			148,968
SOH/AGL Deduction			68,359
ASSESSED VALUE			80,609
TOTAL EXEMPTION VALUE	HX HB SX		80,609
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			148,968
NCON VALUE			1,800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			143,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047289	Roof Replacement	10,364	05/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/2548	10/23/2025	WD	U	I	11	0
GRANTOR: LINCOLN DIANE S FKA D						
GRANTEE: LINCOLN DIANE S						
1266/1727	12/06/2013	WD	Q	I	01	70,500
GRANTOR: SHAHEEN						
GRANTEE: CARPENTER						

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	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,500	
3	0296	SHED METAL	0	100	0	0	UT	1,800.00	1,800.00	100	2026	2025		100	1,800	

TOTAL OB/XF														3,400			
155 SW THRASHER LN, LAKE CITY																	
														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	
																05/06/2026 MLU	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W30 S30 FOP= S6 E16 N6 W16\$E16 S6 E14 N36\$ PTR=N30 FUS= N15 W30 S15 E30\$ S30\$.													

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	1.97	AC		1.00	1.00	1.00	16,000.00	16,000.00	31,520										