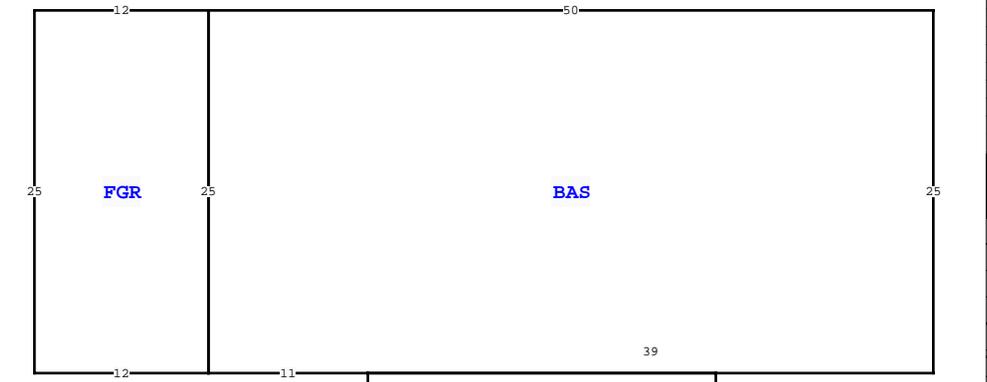


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1.1 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	1,463	119.5920	133.94	195,954	1996	1996	0	0	29.00	71.00



Quality					
DOR CODE	CD				
0100	SINGLE FAMILY				
MAP NUM	MKT AREA				
15516.040	1.00/				
NEIGHBORHOOD/LOC					
15516.040	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100		1,250	118,872
FGR	300	55		165	15,691
FSP	120	40		48	4,565
TOTALS	1,670			1,463	139,127

COLUMBIA COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	139,127
TOTAL MARKET OB/XF VALUE	1,468
TOTAL LAND VALUE - MARKET	14,700
TOTAL MARKET VALUE	155,295
SOH/AGL Deduction	51,712
ASSESSED VALUE	103,583
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	52,172
TOTAL JUST VALUE	155,295
NCON VALUE	600
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045954	Roof Replacement	8,700	11/18/2022
10597	SFR	215	12/28/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/2084	11/28/2016	WD	Q	I	01	105,000
GRANTOR: MARY JANE TRACY						
GRANTEE: BRANDON R JOHNSON						
0806/2017	6/15/1995	WD	Q	V		5,000
GRANTOR: KAY V DILLARD						
GRANTEE: MARY JANE TRACY						

614 SW GULL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

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	0166	CONC, PAVMT	0	100	0	381.00	UT	1.50	1.50	100	1996	1996	3	100	572	
2	0258	PATIO	0	100	8	64.00	UT	1.50	1.50	100	1996	1996	3	100	96	
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
4	0120	CLFENCE 4	0	100	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W50 FGR= W12 S25 E12 N25\$ S25 E11 FSP= S5 E24 N5 W24\$ E39 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			0.00	0.00	1.05	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,700							