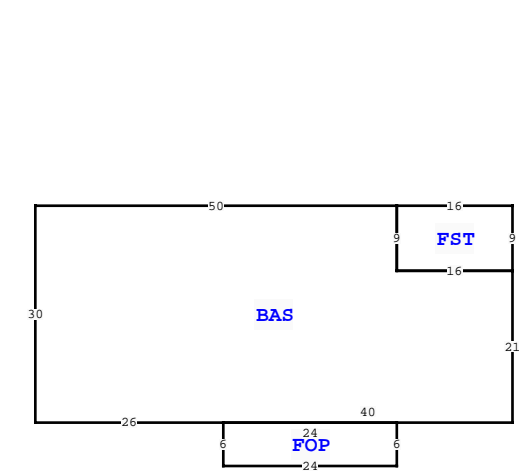
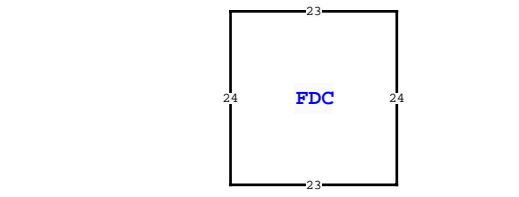


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	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	2,151	107.6700	120.59	259,389	1980	1980	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1836 HX Base Yr 2000



Quality	05 05				
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	15516.040 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	143,912
FDC	552	35		193	15,128
FOP	144	30		43	3,370
FST	144	55		79	6,193
TOTALS	2,676			2,151	168,603

414 SW CHICKADEE WAY, LAKE CITY

BLD DATE	LGL DATE	05/06/2026	MLU
XF DATE	LAND DATE	04/28/2023	SPF
INC DATE	AG DATE		

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0258	PATIO	0	100	0	0	224.00	UT	2.50	2.50	40	1993	1993	3	40	224	
6	0166	CONC,PAVMT	0	100	23	40	920.00	UT	2.00	2.00	40	1993	1993	3	40	736	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

TOTAL OB/XF 8,460

LAND DESCRIPTION																								
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	1.37	AC		1.00	1.00	0.80	14,000.00	11,200.00	15,344							
2	6200	A	PASTURE 3	100					2.23	AC		1.00	1.00	1.00	280.00	280.00	624							
3	9910	M	MKT.VAL.AG	100					2.23	AC		1.00	1.00	1.00	12,000.00	12,000.00	21,408							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			168,603
TOTAL MARKET OB/XF VALUE			8,460
TOTAL LAND VALUE - MARKET			36,752
TOTAL MARKET VALUE			193,031
SOH/AGL Deduction			79,407
ASSESSED VALUE			113,624
TOTAL EXEMPTION VALUE	HX HB WX SX		106,411
BASE TAXABLE VALUE			7,213
TOTAL JUST VALUE			213,815
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/405	6/05/2023	LE U	I	I	14	100
GRANTOR: RICHARDSON MARILYN AN						
GRANTEE: RICHARDSON MARYLYN						
0888/1687	9/23/1999	WD Q	I			82,000
GRANTOR: BAILEY'S						
GRANTEE: RICHARDSON'S						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W50 S30 E26 FOP= S6 E24N6 W24\$ E40 N21 FST= N9 W16 S9 E16\$ W16 N9\$ PTR=N30 FDC= N24 W23 S24 E23\$ S30\$.	