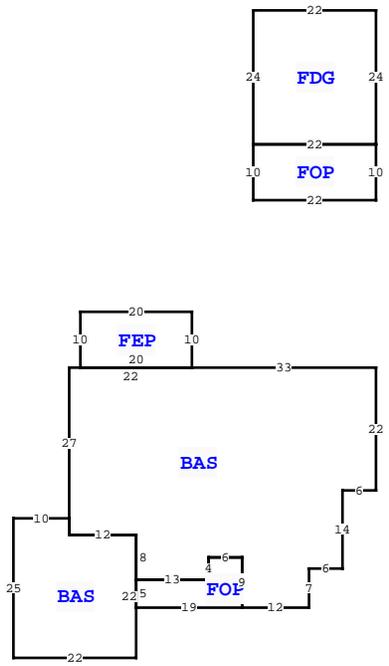


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	100
Kitchen Adjus	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	3,015	123.4519	140.74	424,331	1996	2008	0	0	25.50	74.50		
1 SINGLE FAM 100% - 2010 Heated Area: 2436 HX Base Yr 2010													



Quality		07 07			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		16416.030 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	514	100		514	53,893
BAS	1,922	100		1,922	201,524
FDG	528	60		317	33,238
FEP	200	80		160	16,776
FOP	119	30		36	3,775
FOP	220	30		66	6,920
TOTALS	3,503			3,015	316,127

117 SW FANTASY GLN, LAKE CITY

BLD DATE	11/10/1998	DC	LGL DATE	
XF DATE			LAND DATE	04/21/2023
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	0	1,728.00	UT	1.50	1.50	100	1996	1996	3	100	2,592	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
6	0251	LEAN TO W/	0	100	12	30	360.00	UT	3.50	3.50	100	2019	2019	3	100	1,260	

TOTAL OB/XF 5,852

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			316,127	
TOTAL MARKET OB/XF VALUE			5,852	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			340,479	
SOH/AGL Deduction			141,096	
ASSESSED VALUE			199,383	
TOTAL EXEMPTION VALUE			51,411	
BASE TAXABLE VALUE			147,972	
TOTAL JUST VALUE			340,479	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			337,117	

SALE:1:1: LOT 1 MEADOW VISTA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23199	GARAGE	162	05/26/2005
11279	SFR	310	06/13/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/760	4/30/2026	LE	U	I	14	100

GRANTOR: BURCH MOLLIE JANE
GRANTEE: ODOM LINDA (ENH LIF)
1329/2175 | 1/01/2017 | QC U I 11 | 100
GRANTOR: LOYD EVAN GAYLARD
GRANTEE: MOLLIE JANE BURCH

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W33 FEP= N10 W20 S10 E20S W22 S27 BAS= W10 S25 E22N22
W12 N3S S3 E12 S8 FOP= S5 E19 N9 W6 S4 W13S E13 N4 E6S9 E12
N7 E6 N14 E6 N22S PTR= N30 FOP= N10 FDG= N24 W22 S24 E22S W22
S10 E22S\$30\$.