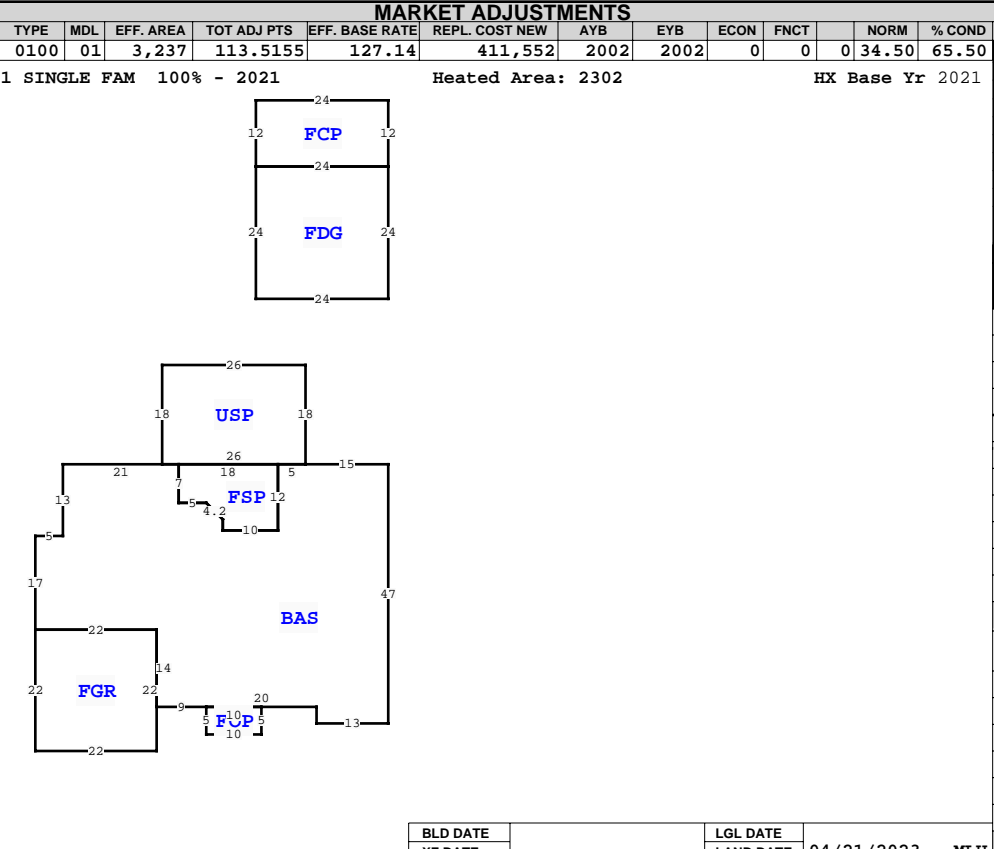


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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
BAS	2,302	100	
FCP	288	25	
FDG	576	60	
FGR	484	55	
FOP	50	30	
FSP	181	40	
USP	468	35	
TOTALS	4,349		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021	127.14	411,552	2002	2002	0	0	34.50	65.50
Heated Area: 2302						HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				269,567		
TOTAL MARKET OB/XF VALUE				5,970		
TOTAL LAND VALUE - MARKET				18,500		
TOTAL MARKET VALUE				294,037		
SOH/AGL Deduction				81,203		
ASSESSED VALUE				212,834		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				161,423		
TOTAL JUST VALUE				294,037		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				300,210		
PRCL:0:27: HERE. SHE IS AWARE BOTH WILL HAVE TO CO						
LAND:1:1: 1.00 AC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
24287	GARAGE	135	03/23/2006			
20693	ADDN SFR	50	05/13/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1414/1857	7/02/2020	WD Q	Q	I	01	225,000
GRANTOR: DANIEL ALLAN HAHN						
GRANTEE: MARTHA J BRYAN & RA						
1297/0969	7/01/2015	LE U	I	30		100
GRANTOR: DENISE A HAHN (RESER						
GRANTEE: DANIEL ALLEN HAHN R						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W15 USP= N18 W26 S18 E26\$ W5 FSP= W18 S7 E5 D3 R3 S2 E10 N12\$ S12 W10 N2 L3 U3 W5 N7 W21 S13 W5 S17 FGR= S22 E22 N22 W22\$ E22 S14 E9 FOP= S5 E10 N5 W10\$ E20 S3 E13 N47\$ PTR= N30 FDG= N24 FCP= N12 W24 S12 E24\$ W24 S24 E24\$ S30\$.						

EXTRA FEATURES												BLD DATE		LGL DATE			
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	2,085.00	UT	2.00	2.00	100	2002	2002	3	100	4,170	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
TOTALS												143 SW FANTASY GLN, LAKE CITY		04/21/2023 MLU			
TOTAL OB/XF														5,970			

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