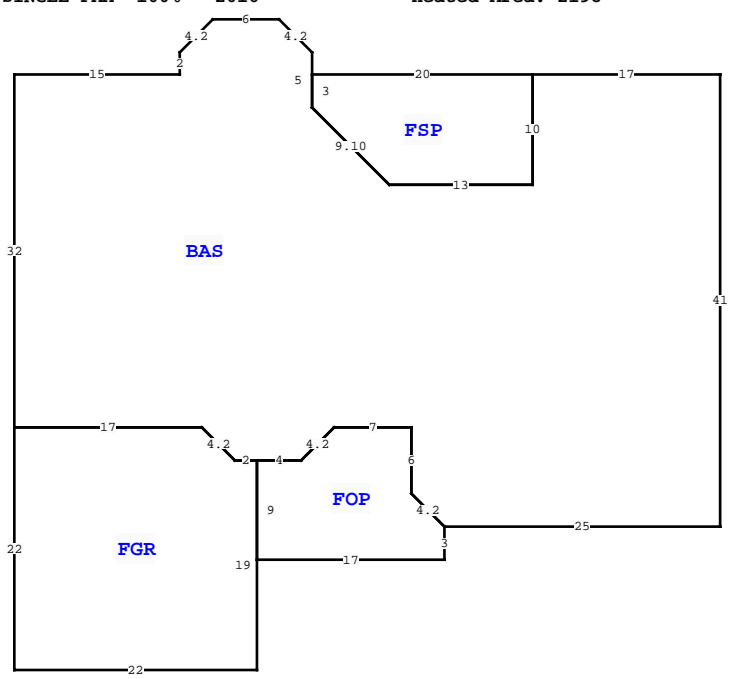




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
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	2,198	100		2,198	151,942
FGR	474	55		261	18,042
FOP	165	30		50	3,457
FSP	176	40		70	4,839
TOTALS	3,013			2,579	178,280

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,579	94.9536	106.35	274,277	1999	1999	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2016 Heated Area: 2198 HX Base Yr 2016												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			178,280	
TOTAL MARKET OB/XF VALUE			23,297	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			220,077	
SOH/AGL Deduction			60,716	
ASSESSED VALUE			159,361	
TOTAL EXEMPTION VALUE			HX HB DX SX 106,411	
BASE TAXABLE VALUE			52,950	
TOTAL JUST VALUE			220,077	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			220,077	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042127	Roof Replacement	19,418	06/11/2021
15820	POOL	115	07/26/1999
14680	SFR	350	10/29/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/2140	1/27/2014	WD Q	Q	I	01	177,500
GRANTOR: PAUL F & KEDRA L MORE						
GRANTEE: PAUL N ACSON & SARA						
1073/2109	2/10/2006	WD Q	Q	I		255,000
GRANTOR: MELISA S LAVANCE						
GRANTEE: PAUL AND KEDRA MORE						

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	0280	POOL R/CON	0	100	15	30	450.00	UT	52.50	100	1999	1999	3	40	9,450	
2	0282	POOL ENCL	0	100	28	41	1,148.00	UT	11.25	100	1999	1999	3	40	5,166	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1999	1999	3	100	1,200	
4	0166	CONC, PAVMT	0	100	0	0	2,854.00	UT	1.50	100	1999	1999	3	100	4,281	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	1999	1999	3	100	600	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	1,200	
8	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	600	

TOTAL OB/XF												23,297					
277 SW FANTASY GLN, LAKE CITY												BLD DATE		LGL DATE		04/21/2023	MLU
												XF DATE		LAND DATE			
												INC DATE		AG DATE			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W17 FSP= W20 S3 D7 R7 E13 N10\$ S10 W13 L7 U7 N5 U3 L3 W6 L3 D3 S2 W15 S32 FGR= S22 E22 N19 W2 U3 L3 W17\$ E17 R3 D3 E2 FOP= S9 E17 N3 L3 U3 N6 W7 D3 L3 W4\$ E4 R3 U3 E7 S6 D3 R3 E25 N41\$.											

LAND DESCRIPTION												TOTAL OB/XF												23,297				
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											