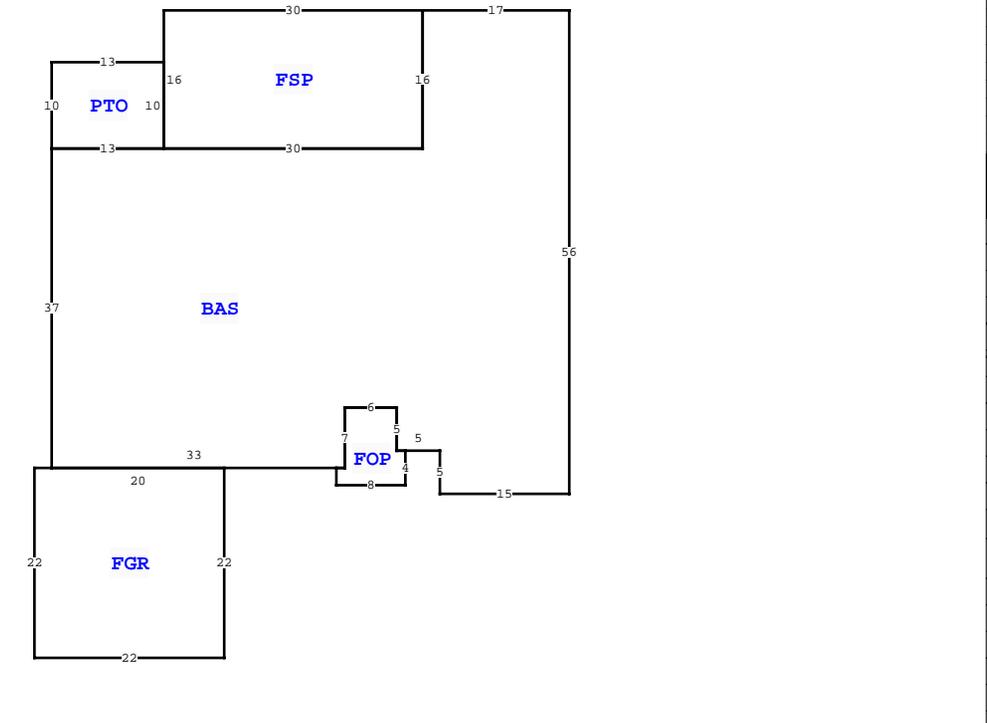


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 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	2,967	126.2800	143.96	427,129	1997	1997	0	0	35.00	65.00



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	2,485	100		2,485	232,532
FGR	484	55		266	24,890
FOP	60	30		18	1,684
FSP	480	40		192	17,966
PTO	130	5		6	562
TOTALS	3,639			2,967	277,634

291 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

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	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	1,960.00	UT	1.50	1.50	100	1997	1997	3	100	2,940	
3	0296	SHED METAL	0	100	10	120.00	UT	5.00	5.00	75	1997	1997	3	75	450	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

EXTRA FEATURES															
TOTAL OB/XF 6,190															

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 VALUATION SUMMARY																									
PAGE 1 of 1																									
VALUATION BY STANDARD																									
Tax Group: 3													Tax Dist:												
BUILDING MARKET VALUE													277,634												
TOTAL MARKET OB/XF VALUE													6,190												
TOTAL LAND VALUE - MARKET													18,500												
TOTAL MARKET VALUE													302,324												
SOH/AGL Deduction													177,555												
ASSESSED VALUE													124,769												
TOTAL EXEMPTION VALUE													HX HB 51,411												
BASE TAXABLE VALUE													73,358												
TOTAL JUST VALUE													302,324												
NCON VALUE													0												
INCOME VALUE																									
PREVIOUS YEAR MKT VALUE													297,445												
LAND:1:1: 1.12 AC																									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045775	Roof Replacement	17,000	10/25/2022
12609	SFR	325	06/05/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1220	5/30/2025	WD	Q	I	01	395,000

GRANTOR: COTHRAN AMBER LAUREN
GRANTEE: CAMEROTA KATHRYN AL
1477/2372 10/03/2022 WD U I 30 275,000
GRANTOR: DOWD HARRIS GLENDON
GRANTEE: COTHRAN AMBER LAURE

BUILDING NOTES															
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BUILDING DIMENSIONS
BAS= W17 FSP= W30 S16 E30 N16\$ S16 W30 PTO= N10 W13 S10 E13\$ W13 S37 FGR= W2 S22 E22 N22 W20\$ E33 FOP= S2 E8 N4 W1 N5 W6 S7 W1\$ E1 N7 E6S5 E5 S5 E15 N56\$.