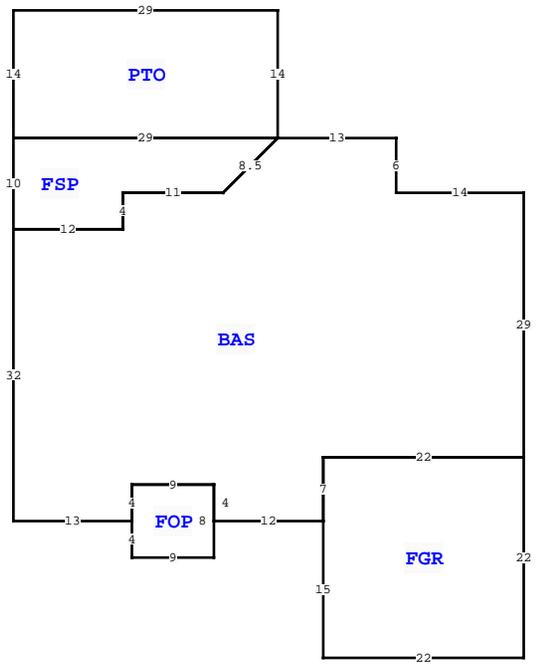




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	16	WD FR STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	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		
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	1,874	100		1,874	170,729
FGR	484	55		266	24,234
FOP	72	30		22	2,005
FSP	204	40		82	7,470
PTO	406	5		20	1,822
TOTALS	3,040			2,264	206,259

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%	- 2025		Heated Area: 1874					HX Base Yr 2025	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			206,259	
TOTAL MARKET OB/XF VALUE			16,192	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			240,951	
SOH/AGL Deduction			0	
ASSESSED VALUE			240,951	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			189,540	
TOTAL JUST VALUE			240,951	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			237,331	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055293	Roof Replacement	19,764	03/23/2026
11278	SFR	310	06/13/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1682	9/12/2025	LE	U	I	14	100

GRANTOR: WAMPOLE EARL W  
GRANTEE: WAMPOLE EARL W (ENH  
1210/2416 3/04/2011 WD Q I 01 186,000  
GRANTOR: ANDREW D & CAROLE G R  
GRANTEE: EARL W & DEBRA E WA

EXTRA FEATURES															295 SW FANTASY GLN, LAKE CITY		
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	2,135.00	UT	2.00	2.00	100	1996	1996	3	100	4,270	
2	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	1996	1996	3	100	240	
3	0296	SHED METAL	0	100	12	24	288.00	UT	12.00	12.00	100	2007	2007	3	100	3,456	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	3,726	
7	0120	CLFENCE	4	0	100	0	320.00	UT	7.50	7.50	100	2007	2007	3	100	2,400	
TOTALS																	

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							