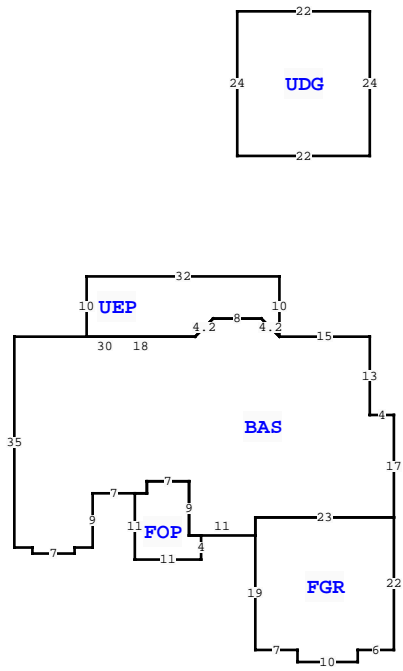




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	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
BAS	1,898	100	
FGR	526	55	
FOP	121	30	
UDG	528	55	
UEP	287	60	
TOTALS	3,360		

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%	- 2005		371,819	2004	2004	0	0	31.50	68.50
Heated Area: 1898 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		254,696	
TOTAL MARKET OB/XF VALUE		10,140	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		283,336	
SOH/AGL Deduction		71,847	
ASSESSED VALUE		211,489	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		160,078	
TOTAL JUST VALUE		283,336	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,913	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049165	Roof Replacement	24,000	02/07/2024
22484	GARAGE	90	11/09/2004
21574	SFR	640	03/02/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1021/2634	7/26/2004	WD	Q	I		196,000
GRANTOR: CRAWFORD						
GRANTEE: GARY & BRENDA HILDMAN						
0973/0387	1/27/2003	WD	Q	V	03	28,000
GRANTOR: RICHMOND ASSETS INC						
GRANTEE: WILLIAM STANLEY & M						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	2,120.00	UT	2.00	2.00	100	2004
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2014
3	0070	CARPORT UF	0	100	20	1.00	UT	0.00	0.00	100	2019

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

BUILDING NOTES											

BUILDING DIMENSIONS
 BAS= W15 UEP= N10 W32 S10 E18 R3 U3 E8 D3 R3 \$ L3 U3 W8
 D3 L3 W30 S35 E3 S1 E7 N1 E3 N9 E7 FOP= S11 E11 N4 W2 N9 W7
 S2 W2\$ E2 N2 E7 S9 E11 FGR= S19 E7 S2 E10 N2 E6 N22 W23 S3\$
 N3 E23 N17 W4 N13\$ PTR= N30 UDG= N24 W22 S24 E22\$ S30\$.

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	DPHT 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							