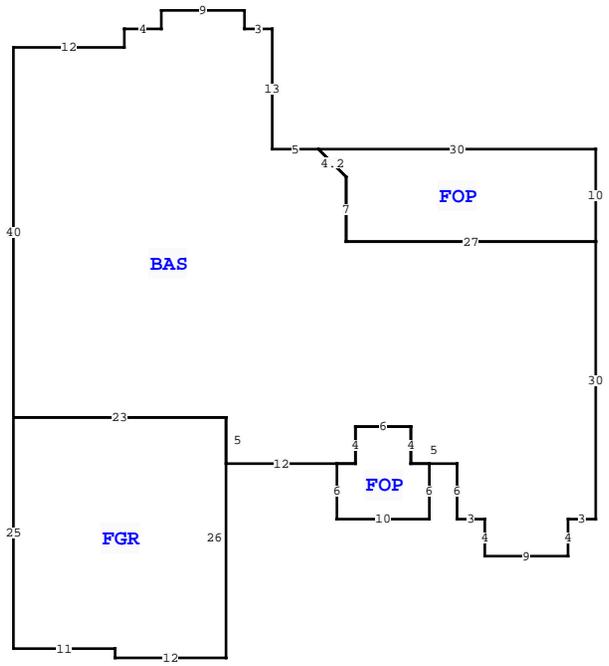


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,213	100	
FGR	587	55	
FOP	84	30	
FOP	275	30	
TOTALS	3,159		

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	143.54	379,376	2005	2005	0	0	20.00	80.00
Heated Area: 2213 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		303,501	
TOTAL MARKET OB/XF VALUE		34,780	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		373,281	
SOH/AGL Deduction		0	
ASSESSED VALUE		373,281	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		321,870	
TOTAL JUST VALUE		373,281	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,680	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055168	Storage Building	7,550	03/05/2026
000045663	Storage Building	37,472	10/11/2022
22829	SFR	666	02/21/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1167	3/16/2022	WD	Q	I	01	390,000
GRANTOR: THEOBALD LYNDIA S						
GRANTEE: SAVARIA MARC A						
1032/1227	11/29/2004	WD	Q	V		33,900
GRANTOR: DERINGTON PROPERTIES						
GRANTEE: THEOBALD LYNDIA S						

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	0166	CONC, PAVMT	0	100	0	1,390.00	UT	2.00	2.00	100	2005	2005	3	100	2,780	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000	
3	0030	BARN, MT	0	100	0	1.00	UT	28,000.00	28,000.00	100	2024	2023		100	28,000	

TOTAL OB/XF												34,780											
156 SW CHRISTENSEN CT, LAKE CITY																							
BLD DATE												LGL DATE						04/03/2025 MLU					
XF DATE												LAND DATE											
INC DATE												AG DATE											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W5 N13 W3 N2 W9 S2 W4 S2 W12 S40 FGR= S25 E11 S1 E12 N26 W23\$ E23 S5 E12 FOP= S6 E10 N6 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E5 S6 E3 S4 E9 N4 E3 N30 FOP= N10 W30 D3 R3 S7 E27\$ W27 N7 L3 U3 \$.											

LAND DESCRIPTION												TOTAL OB/XF												34,780					
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000												