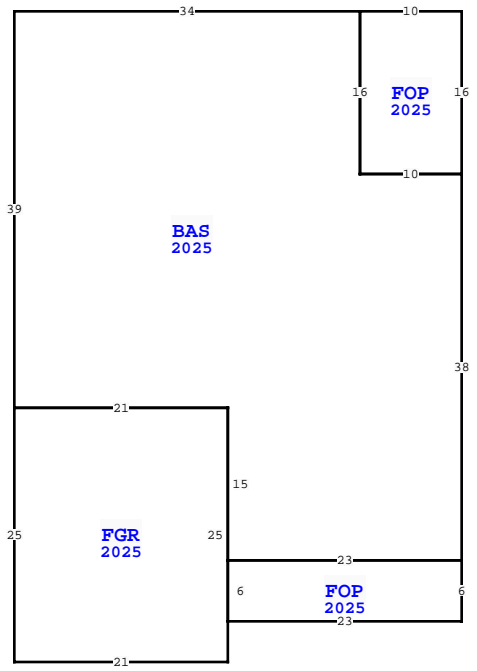


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,279	111.8700	125.29	285,536	2024	2024	0	0	1.00	99.00		
1 SINGLE FAM 100% - 2026 Heated Area: 1901 HX Base Yr 2026													



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC 16416.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	2025	1,901	235,794
FGR	525	55	2025	289	35,847
FOP	138	30	2025	41	5,086
FOP	160	30	2025	48	5,954
TOTALS	2,724			2,279	282,681

145 SW CHRISTENSEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0			3.00	100	2025	2024	100	2,520	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			282,681
TOTAL MARKET OB/XF VALUE			2,520
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			320,201
SOH/AGL Deduction			66,260
ASSESSED VALUE			253,941
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			202,530
TOTAL JUST VALUE			320,201
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047966	New Residential C	275,000	08/23/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/245	5/14/2025	WD	Q	I	01	400,000
GRANTOR: LEV JOANN T						
GRANTEE: BANNER JAMES KENT						
1483/744	1/19/2023	WD	Q	V	01	32,000
GRANTOR: WATSON RICHARD L						
GRANTEE: LEV JOANN T						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=69,10] W34 S39 E21 S15 E23 N38 W10 N16 \$
FOP=[YR=2025;ORIG=69,10] E10 S16 W10 N16 \$
FGR=[YR=2025;ORIG=35,49] E21 S25 W21 N25 \$
POP=[YR=2025;ORIG=56,64] E23 S6 W23 N6 \$

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							