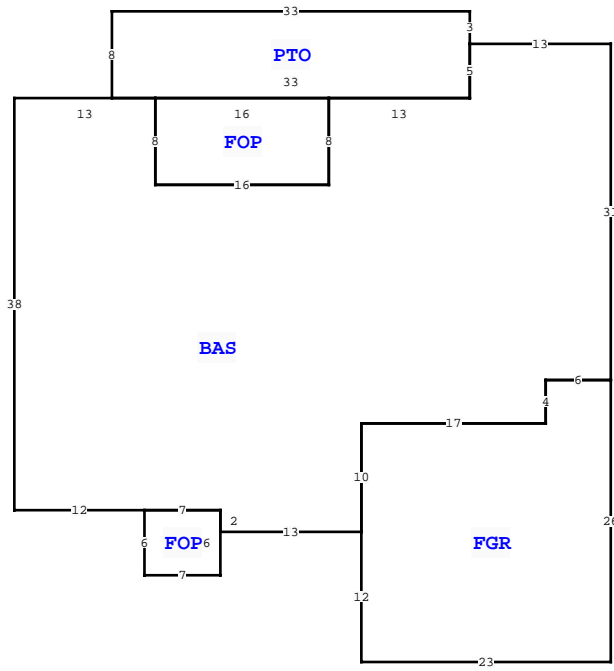


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	80		
Interior Floor	14	CARPET	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,845	100		1,845	241,094
FGR	530	55		292	38,157
FOP	42	30		13	1,699
FOP	128	30		38	4,965
PTO	264	5		13	1,699
TOTALS	2,809			2,201	287,615

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% - 2020		140.51	309,263	2018	2018	0	0	7.00	93.00
Heated Area: 1845 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	287,615			
TOTAL MARKET OB/XF VALUE	22,865			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	345,480			
SOH/AGL Deduction	94,853			
ASSESSED VALUE	250,627			
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE	199,216			
TOTAL JUST VALUE	345,480			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	348,976			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38143	POOL	263	05/21/2019
36895	SFR	905	06/26/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0533	2/21/2019	WD Q	I	01		229,900
GRANTOR: M FOREST BUTLER						
GRANTEE: CLARENCE WARREN III						
1336/1653	5/10/2017	WD Q	V	01		9,500
GRANTOR: CLAIRE BAGNALL						
GRANTEE: M FOREST BUTLER						

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	1,056.00	UT	2.00	2.00	100	2018	2018	3	100	2,112	
2	0280	POOL R/CON	0	100	12	288.00	UT	70.00	70.00	100	2019	2019	3	89	17,942	
3	0166	CONC, PAVMT	0	100	0	937.00	UT	3.00	3.00	100	2024	2023		100	2,811	

1156 SW UPCHURCH AVE, LAKE CITY

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 PTO= N3 W33 S8 E33 N5\$ S5 W13 FOP= W16S8 E16 N8\$ S8 W16 N8 W13 S38 E12 FOP= S6 E7 N6 W7\$ E7 S2E13 FGR= S12 E23 N26 W6 S4 W17 S10\$ N10 E17 N4 E6 N31\$.	

LAND DESCRIPTION										TOTAL OB/XF										22,865				
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							