

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	80
Exterior Wall	21	STONE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.0800	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
FOP	20	30	
FSP	84	40	
FST	48	55	
PTO	168	5	
UOP	218	20	
TOTALS	2,320		

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%	- 2024								
Heated Area: 1782						HX Base Yr 2024					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			199,166
TOTAL MARKET OB/XF VALUE			12,500
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			230,166
SOH/AGL Deduction			0
ASSESSED VALUE			230,166
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			178,755
TOTAL JUST VALUE			230,166
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049933	Storage Building	10,000	05/23/2024
000049871	Right-of-Way Acce		05/20/2024
000046507	Roof Replacement	10,000	02/13/2023
11764	STORAGE	115	10/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/1428	2/28/2023	WD Q	Q	I	01	249,000

GRANTOR: DILLARD MELVIN T
GRANTEE: LEHR CHRISTOPHER A

EXTRA FEATURES		297 SE FAWN GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0060	CARPORT F	0 100
3	0060	CARPORT F	0 100
4	0060	CARPORT F	0 100
5	0296	SHED METAL	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023		MLU

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0060	CARPORT F	0 100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
3	0060	CARPORT F	0 100	0	0	1.00	UT	4,500.00	4,500.00	100	2025	2024		100	4,500	
4	0060	CARPORT F	0 100	0	0	1.00	UT	4,500.00	4,500.00	100	2025	2024		100	4,500	
5	0296	SHED METAL	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 PTO= N6 W14 S12 E14 N6\$ S6 FSP= W14 S6 E14 N6\$ S6 W14 FST= N6 W8 S6 E8 \$ W8 N2 UOP= N4 E8 N6 W25 S10 E17\$ W17 S28 E17 S4 E22 FOP= E5 N4 W5 S4\$ N4 E17 N38\$.	

LAND DESCRIPTION		TOTAL OB/XF															12,500							
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	18,500.00	18,500.00	18,500							