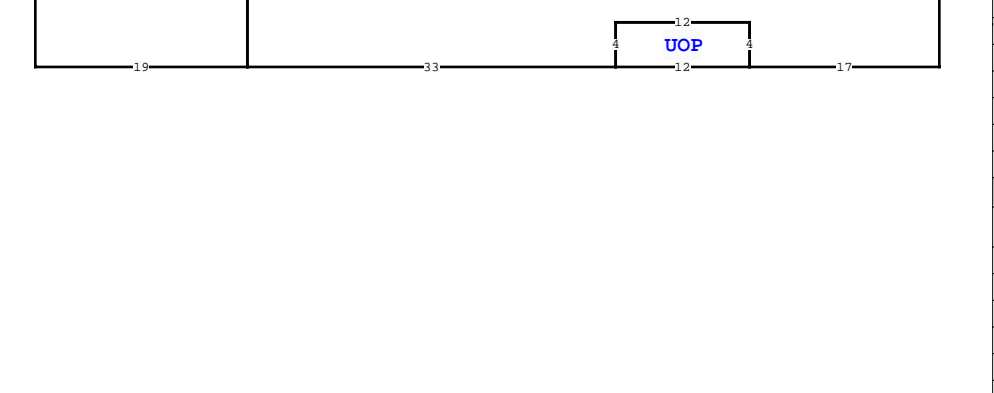


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,010	116.8200	130.84	262,988	1980	2005		0	0	20.00	80.00	
1 SINGLE FAM 100% - 2024 Heated Area: 1780 HX Base Yr 2025													



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	16417.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100		1,780	186,316
FCP	454	25		114	11,933
FSP	198	40	2024	79	8,269
PTO	171	5		9	942
UOP	48	20		10	1,046
UST	40	45		18	1,884
TOTALS	2,691			2,010	210,390

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	210,390			
TOTAL MARKET OB/XF VALUE	10,500			
TOTAL LAND VALUE - MARKET	22,500			
TOTAL MARKET VALUE	243,390			
SOH/AGL Deduction	0			
ASSESSED VALUE	243,390			
TOTAL EXEMPTION VALUE	HX HB 13 243,390			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	243,390			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	246,020			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/2650	4/20/2023	WD	Q	I	01	289,900
GRANTOR: BUSBY WILLIAM SCOTT						
GRANTEE: TIPPINS DAVID						
1363/2704	7/06/2018	WD	Q	I	01	176,000
GRANTOR: DMAC OF LAKE CITY INC						
GRANTEE: CONFIDENTIAL						

EXTRA FEATURES	252 SE HOLLY TER, LAKE CITY
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0060	CARPORT F	0	100	20	30	600.00	UT	5.00	5.00	100	2004	2004	3	100	3,000	
4	0031	BARN, MT AE	0	100	20	30	600.00	UT	10.00	10.00	100	2004	2004	3	100	6,000	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W16 N9 W24 S9 W22 S26 E33 N4 E12 S4 E17 N26 \$													
FCP=[ORIG=-62,0] W9 S4 W10 S22 E19 N26 \$													
PTO=[ORIG=-62,-9] W19 S9 E19 N9 \$													
UOP=[ORIG=-29,26] E12 N4 W12 S4 \$													
UST=[ORIG=-71,0] W10 S4 E10 N4 \$													
FSP=[YR=2024;ORIG=-62,-9] S9 E22 N9 W22 \$													

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							