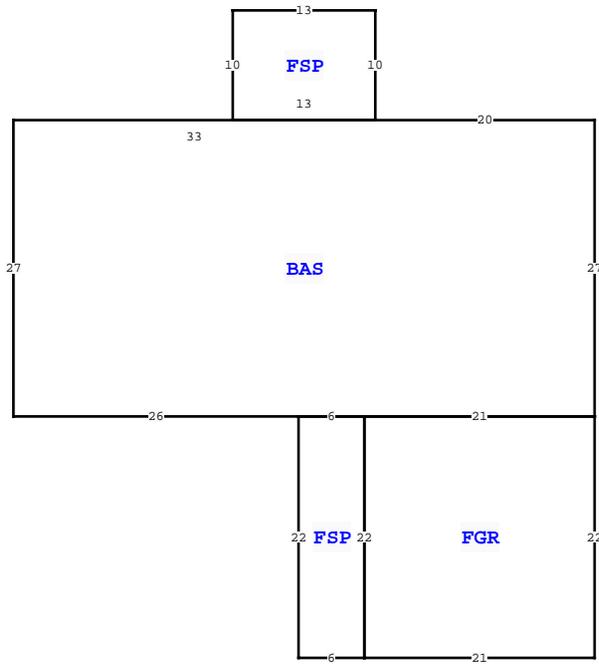




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,790	118.1880	134.73	241,167	1989	1989	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2007 Heated Area: 1431 HX Base Yr 2007													



MAP NUM	MKT AREA	06			
16417.010	1.00/				
NEIGHBORHOOD/LOC	16417.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100		1,431	125,319
FGR	462	55		254	22,244
FSP	130	40		52	4,554
FSP	132	40		53	4,642
TOTALS	2,155			1,790	156,759

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		156,759	
TOTAL MARKET OB/XF VALUE		2,000	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		181,259	
SOH/AGL Deduction		64,944	
ASSESSED VALUE		116,315	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		64,904	
TOTAL JUST VALUE		181,259	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		178,512	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048985	Roof Replacement	10,000	01/09/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/1693	2/11/2013	WD	U	I	30	100
GRANTOR: AURORA ARGUETA						
GRANTEE: AURORA ARGUETA & AB						
1096/2415	9/13/2006	QC	Q	V	01	0
GRANTOR: ANNA ZAPPOLO						
GRANTEE: AURORA ARGUETA						

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	18	60	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	200.00	200.00	50	2004	2004	3	50	100	

154 SE MIMOSA PL, LAKE CITY

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W20 FSP= N10 W13 S10 E13\$ W33 S27 E26 FSP= S22 E6N22 W6\$ E6 FGR= S22 E21 N22 W21\$ E21 N27\$.													

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							