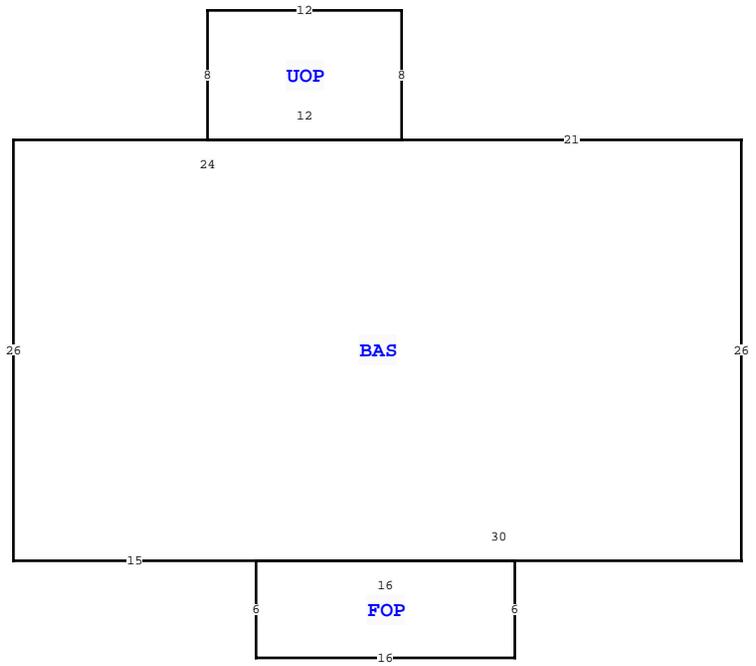


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	32 HARDIE BRD 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	15 HARDTILE 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Architectual	05 CONV 100				
Units	0 100				
Condition Adj	04 04 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	16417.090 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100		1,170	159,981
FOP	96	30		29	3,965
UOP	96	20		19	2,598
TOTALS	1,362			1,218	166,545

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,218	148.0820	168.81	205,611	2006	2006	0	0	0	19.00	81.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1170 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	166,545			
TOTAL MARKET OB/XF VALUE	5,427			
TOTAL LAND VALUE - MARKET	18,500			
TOTAL MARKET VALUE	190,472			
SOH/AGL Deduction	0			
ASSESSED VALUE	190,472			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	190,472			
TOTAL JUST VALUE	190,472			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	189,571			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047543	Roof Replacement	17,000	06/26/2023
24483	SFR	383	05/09/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1674	12/19/2022	WD	Q	I	01	204,000
GRANTOR: ROBEY KATEE ANN						
GRANTEE: SUTTON LAUREN BRITT						
1454/2775	12/14/2021	WD	Q	I	01	176,000
GRANTOR: MCDOUGAL JOSHUA						
GRANTEE: ROBEY KATEE ANN						

EXTRA FEATURES		279 SE FOREST TER, LAKE CITY															
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	0	0	0	969.00	UT	3.00	3.00	100	2006	2006	3	100	2,907	
2	0296	SHED METAL	0	0	10	16	160.00	UT	12.00	12.00	100	2006	2006	3	100	1,920	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION		TOTAL OB/XF 5,427																						
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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W21 UOP= N8 W12 S8 E12\$ W24 S26 E15 FOP= S6 E16 N6 W16\$ E30 N26\$.	