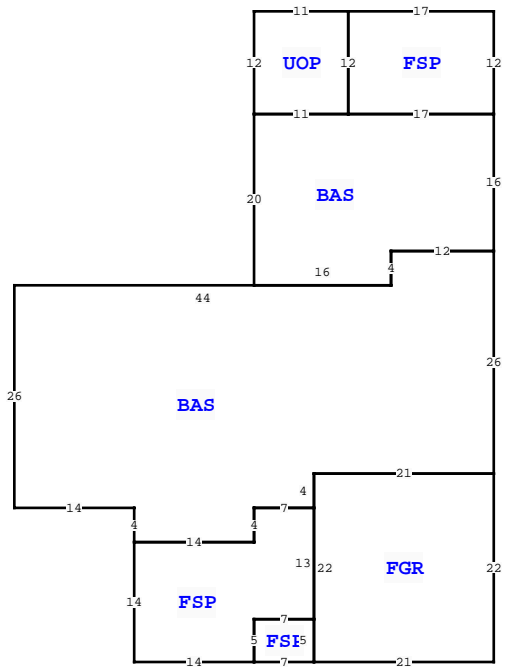


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	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	16417.090	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	512	100	
BAS	1,476	100	
FGR	462	55	
FSP	35	40	
FSP	204	40	
FSP	287	40	
UOP	132	20	
TOTALS	3,108		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,479	105.4480	118.10	292,770	1992	2005	0	0	25.00	75.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1988 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		219,578	
TOTAL MARKET OB/XF VALUE		2,900	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		240,978	
SOH/AGL Deduction		0	
ASSESSED VALUE		240,978	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		240,978	
TOTAL JUST VALUE		240,978	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,637	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049009	Remodel	8,900	01/12/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/1633	10/19/2023	WD Q	Q	I	01	268,000

GRANTOR: SIMKANICH JOHN E  
GRANTEE: NEVIN-STEINKE KELLY  
1375/0028 12/10/2018 LE U I 11 100  
GRANTOR: JOHN E & MARIE L SIMK  
GRANTEE: JOHN E SIMKANICH RM

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

BUILDING NOTES	
217 SE FOREST TER, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W12 S4 W44 S26 E14 S4 FSP= S14 E14 FSP= E7 N5 W7 S5\$ N5 E7 N13 W7 S4 W14\$ E14 N4 E7 N4 FGR= E21 S22 W21N22\$E21 N26\$ BAS= N16 FSP= N12 W17 S12 E17\$ W17 UOP= N12 W11S12 E11\$ W11 S20 E16 N4 E12\$.	

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	

LAND DESCRIPTION																	
TOTAL OB/XF 2,900																	
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
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