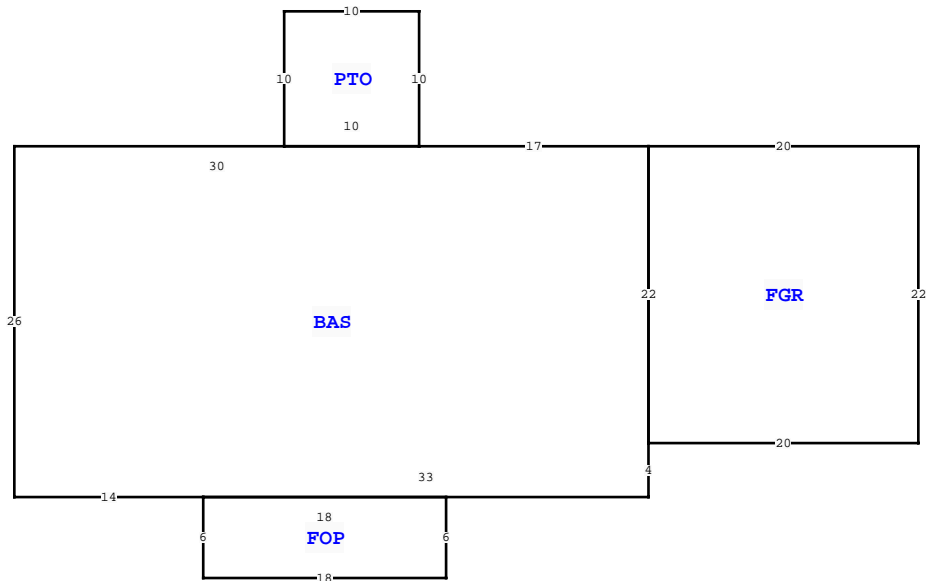




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	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	16417.090	1.00/	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,501	110.2860	123.52	185,404	1995	1995	0	0	35.00	65.00		
1 SINGLE FAM 100% - 1999 Heated Area: 1222 HX Base Yr 1999													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,222	100		1,222	98,112
FGR	440	55		242	19,430
FOP	108	30		32	2,569
PTO	100	5		5	402
TOTALS	1,870			1,501	120,513

175 SE FOREST TER, LAKE CITY

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

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	0	930.00	UT	1.50	1.50	100	1995	1995	3	100	1,395	
2	0120	CLFENCE	4	0	100	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

TOTAL OB/XF 1,695

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	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE			120,513		
TOTAL MARKET OB/XF VALUE			1,695		
TOTAL LAND VALUE - MARKET			18,500		
TOTAL MARKET VALUE			140,708		
SOH/AGL Deduction			45,103		
ASSESSED VALUE			95,605		
TOTAL EXEMPTION VALUE			HX HB WX 56,411		
BASE TAXABLE VALUE			39,194		
TOTAL JUST VALUE			140,708		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			141,078		
SALE:6:1: 9 LOTS 9 PRCLs					
SALE:5:1: 4 LOTS - 4 PRCLs					
SALE:4:1: 4 PARCELS - LOTS 9, 10, 16 & 17 CENTURY					
SALE:3:1: LOT 17 BLOCK B CENTURY OAK					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
9578	SFR	210	04/06/1995		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/737	6/03/2025	LE U	I	I	14	100
GRANTOR: DEVER DEBRA						
GRANTEE: DEVER DEBRA (ENH LE						
0852/2225	2/03/1998	WD Q	I			74,000
GRANTOR: BILLINGTON						
GRANTEE: DEVER						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W17 PTO= N10 W10 S10 E10\$ W30 S26 E14 FOP= S6 E18 N6 W18\$ E33 N4 FGR= E20 N22 W20 S22\$ N22\$.									