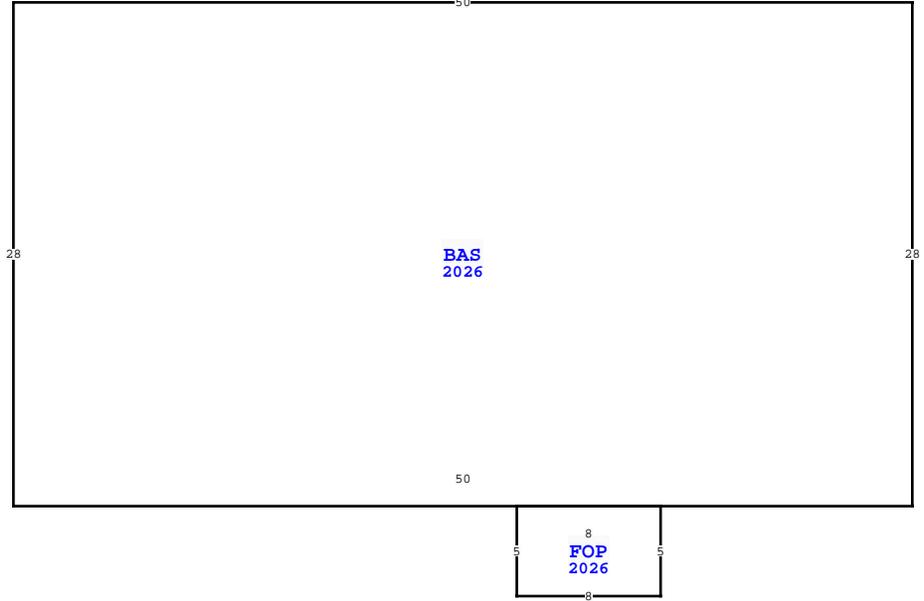




ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,412	115.0000	131.10	185,113	2025	2025	0	0	0.00	100.00		
2 SINGLE FAM 0% - 2026 Heated Area: 1400 HX Base Yr													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	17317.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2026	1,400	183,540
FOP	40	30	2026	12	1,573
TOTALS	1,440			1,412	185,113

165 NE SHELLY GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			185,113
TOTAL MARKET OB/XF VALUE			10,400
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			214,013
SOH/AGL Deduction			0
ASSESSED VALUE			214,013
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			214,013
TOTAL JUST VALUE			214,013
NCON VALUE			187,713
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			29,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052257	New Residential C	120,000	02/05/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V / I	RSN CD	SALE PRICE
1547/118	8/14/2025	WD Q	Q	I	01	265,000
GRANTOR: REYES DAVID						
GRANTEE: AREVALO JOSE CRUZ						
1514/950	4/24/2024	WD Q	Q	I	01	27,500
GRANTOR: SADLER BRYANNA						
GRANTEE: REYES DAVID						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=13,19] E50 S28 W50 N28 \$	
FOP=[YR=2026;ORIG=41,47] E8 S5 W8 N5 \$	

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0166	CONC,PAVMT	0	0	0	0	520.00	UT	5.00	5.00	100	2026	2025		100	2,600	

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							