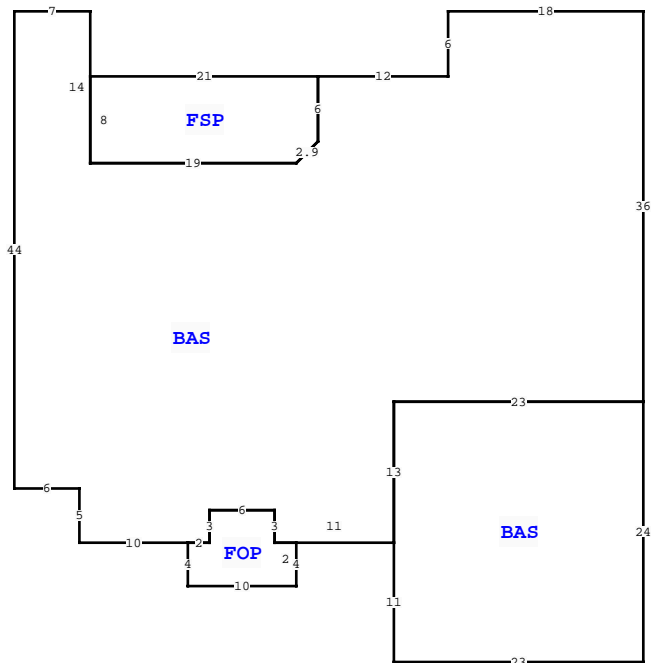


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2003								
Heated Area: 2683						HX Base Yr 2003					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	287,739			
TOTAL MARKET OB/XF VALUE	26,696			
TOTAL LAND VALUE - MARKET	60,000			
TOTAL MARKET VALUE	374,435			
SOH/AGL Deduction	114,507			
ASSESSED VALUE	259,928			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	208,517			
TOTAL JUST VALUE	374,435			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	373,172			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045493	Roof Replacement	15,500	09/23/2022
18802	SFR	344	10/05/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0936/0698	9/28/2001	WD Q	Q	V		39,900

GRANTOR: GIEBEIG  
GRANTEE: CARL & KELLI LEE

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	57,423
BAS	2,131	100		2,131	221,681
FOP	58	30		17	1,769
FSP	166	40		66	6,866
<b>TOTALS</b>	<b>2,907</b>			<b>2,766</b>	<b>287,739</b>

EXTRA FEATURES

238 SW ADOBE POINTE LN, LAKE CITY

BLD DATE	LGL DATE	04/22/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

BUILDING NOTES	

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	0	982.00	UT	2.00	2.00	100	2002	2002	3	100	1,964	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2002	2002	3	40	14,336	
3	0282	POOL ENCL	0	100	26	41	1,066.00	UT	15.00	15.00	100	2002	2002	3	40	6,396	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	4,000	

BUILDING DIMENSIONS	
BAS= W18 S6 W12 FSP= W21 S8 E19 R2 U2 N6\$ S6 D2 L2 W19 N14 W7 S44 E6 S5 E10 FOP= S4 E10 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E11 BAS= S11 E23 N24 W23 S13\$ N13 E23 N36\$.	

LAND DESCRIPTION		TOTAL OB/XF														26,696								
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							