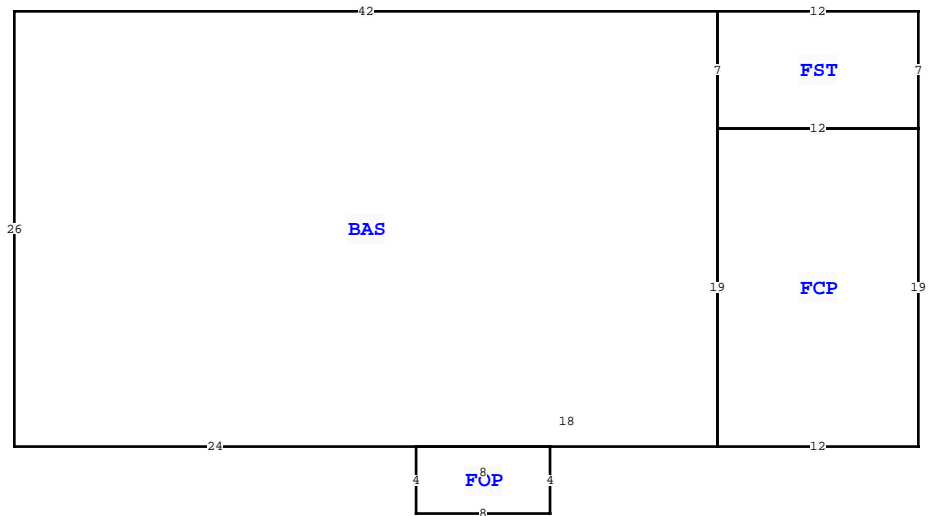


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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

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%	- 2018									
			Heated Area: 1092				HX Base Yr 2018					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	95,518
FCP	228	25		57	4,986
FOP	32	30		10	875
FST	84	55		46	4,024
TOTALS	1,436			1,205	105,402

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	

EXTRA FEATURES												
138 SW GARDENIA WAY, LAKE CITY												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/21/2023	MLU								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		105,402	
TOTAL MARKET OB/XF VALUE		300	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		124,202	
SOH/AGL Deduction		48,255	
ASSESSED VALUE		75,947	
TOTAL EXEMPTION VALUE	HX HB	50,947	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		124,202	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		124,202	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/0398	4/13/2017	WD Q	Q	I	01	76,900
GRANTOR: JEANETTE K GOVREAU -						
GRANTEE: DEBORAH MEEKS						
1259/2376	8/13/2013	WD U	U	I	11	100
GRANTOR: JEANETTE K GOVREAU						
GRANTEE: JEANETTE K GOVREAU						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W42 S26 E24 FOP= S4 E8 N4 W8\$ E18 FCP= E12 N19 W12 S19\$ N19 FST= E12 N7 W12 S7\$ N7\$.

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								