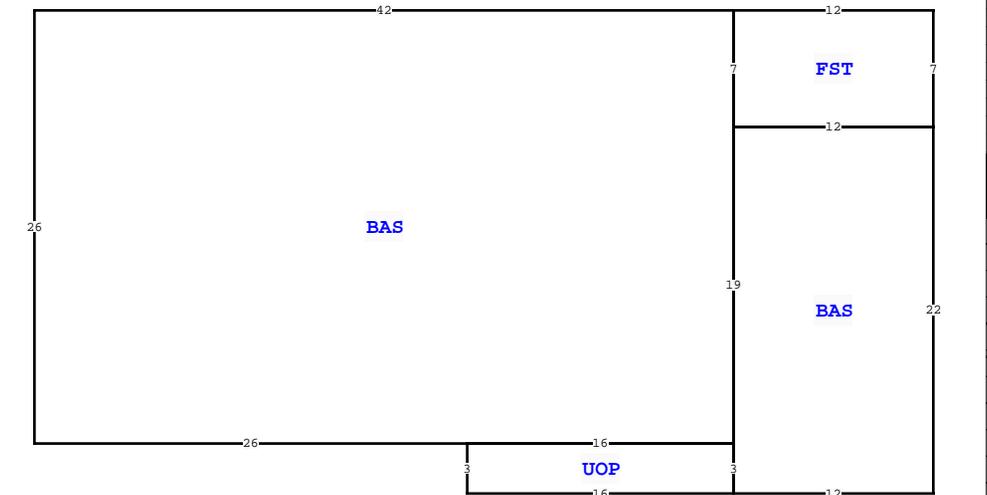


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 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	117.0000	133.38	188,333	1980	1995	0	0	30.75	69.25	



Quality					
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC					
19417.020	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	24,384
BAS	1,092	100		1,092	100,863
FST	84	55		46	4,248
UOP	48	20		10	924
<b>TOTALS</b>	<b>1,488</b>			<b>1,412</b>	<b>130,421</b>

117 SW TULIP PL, 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	60	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	700	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
5	0265	PRCH,UOP	0	0	12	20	240.00	UT	25.00	25.00	60	2017	2017	3	60	3,600	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		130,421	
TOTAL MARKET OB/XF VALUE		5,060	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		153,981	
SOH/AGL Deduction		0	
ASSESSED VALUE		153,981	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		153,981	
TOTAL JUST VALUE		153,981	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		141,015	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/874	11/26/2025	WD	Q	I	01	195,000
GRANTOR: SIMPSON RAY						
GRANTEE: GLENN STEPHEN C REV						
1170/1935	3/31/2009	WD	Q	I	01	106,900
GRANTOR: JILL S BARRS BROOKS						
GRANTEE: RAY & SARAH SIMPSON						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W42 S26 E26 UOP= S3 E16N3 W16\$ E16 BAS= S3 E12 N22 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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500								