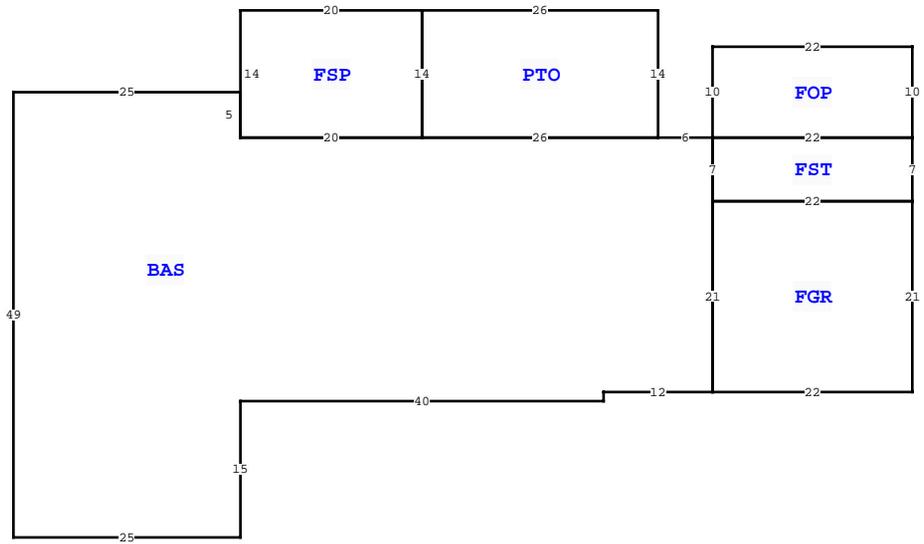


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.030	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,721	100
FGR	462	55
FOP	220	30
FSP	280	40
FST	154	55
PTO	364	5
TOTALS	4,201	

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%	- 2020									Heated Area: 2721 HX Base Yr 2020	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,721	100		2,721	272,252
FGR	462	55		254	25,414
FOP	220	30		66	6,604
FSP	280	40		112	11,206
FST	154	55		85	8,505
PTO	364	5		18	1,801
TOTALS	4,201			3,256	325,782

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	325,782			
TOTAL MARKET OB/XF VALUE	23,168			
TOTAL LAND VALUE - MARKET	18,500			
TOTAL MARKET VALUE	367,450			
SOH/AGL Deduction	99,138			
ASSESSED VALUE	268,312			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	216,901			
TOTAL JUST VALUE	367,450			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	365,721			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050987	Roof Replacement	35,888	10/07/2024
14467	POOL	95	08/31/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/1987	5/15/2019	WD Q	Q	I	01	227,000

GRANTOR: JEFFERY & NANCY SIMMO
GRANTEE: GREGORY A & BRITTAN
0978/0995 3/20/2003 WD Q I 159,000
GRANTOR: DONALD V & LINDA L HA
GRANTEE: JEFFERY & NANCY SIM

EXTRA FEATURES														463 SW HARMONY LN, LAKE CITY		
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		1.00	UT 0.00	0.00	100	0	0	3	100	1,500
2	0258	PATIO	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	750
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	300
4	0280	POOL R/CON	0	100	16	33		528.00	UT 70.00	70.00	100	1998	1998	3	40	14,784
5	0166	CONC, PAVMT	0	100	0	0		1,089.00	UT 1.50	1.50	100	1998	1998	3	100	1,634
6	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	400
7	0210	GARAGE U	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	3,800

BUILDING NOTES	

LAND DESCRIPTION														TOTAL OB/XF										23,168
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							