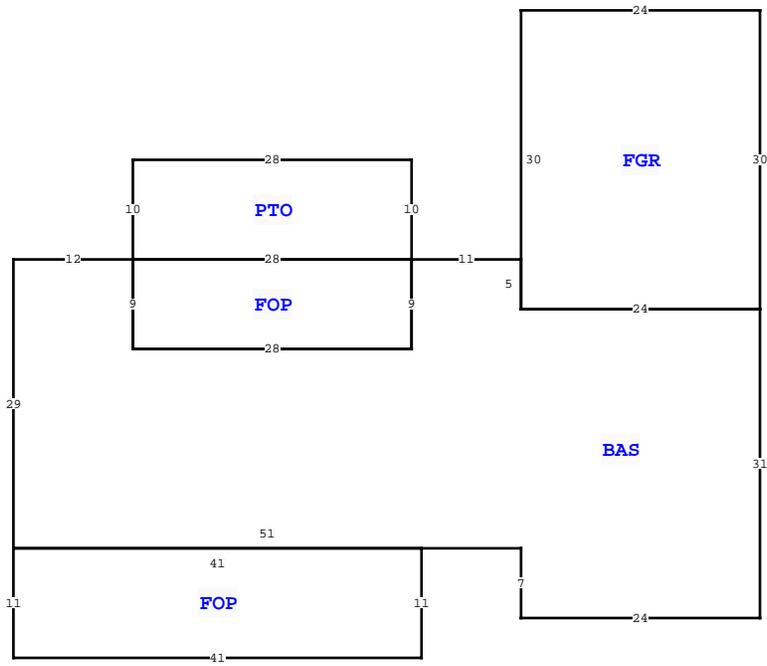




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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		
1	SINGLE FAM	100% - 2009										Heated Area: 1971	HX Base Yr 2009



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	19516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,971	100		1,971	234,096
FGR	720	55		396	47,033
FOP	252	30		76	9,027
FOP	451	30		135	16,034
PTO	280	5		14	1,663
TOTALS	3,674			2,592	307,853

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	307,853			
TOTAL MARKET OB/XF VALUE	59,547			
TOTAL LAND VALUE - MARKET	74,750			
TOTAL MARKET VALUE	442,150			
SOH/AGL Deduction	142,623			
ASSESSED VALUE	299,527			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	248,116			
TOTAL JUST VALUE	442,150			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	424,212			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054095	Roof Replacement	22,939	09/19/2025
28768	POOL	270	08/03/2010
28130	GARAGE	216	10/08/2009
23543	SFR	563	08/26/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1164/2138	12/30/2008	WD	Q	I	01	279,000

GRANTOR: CARL BULLARD  
GRANTEE: MICHAEL & LAUREL LO  
1038/0365 2/16/2005 QC Q V 03 100  
GRANTOR: DEESE  
GRANTEE: BULLARD

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	945.00	UT	3.00	3.00	100	2006	2006	3	100	2,835	
3	0280	POOL R/CON	0	100	0	580.00	UT	56.00	56.00	100	2010	2010	3	65	21,112	
4	0210	GARAGE U	0	100	54	1,620.00	UT	20.00	20.00	100	2008	2008	3	100	32,400	
5	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
6	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

2419 SW ICHETUCKNEE AVE, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/06/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W11 PTO= N10 W28 S10 E28\$ FOP= W28 S9 E28 N9 \$ S9 W28 N9 W12 S29 FOP= S11 E41 N11 W41\$ E51 S7 E24 N31 FGR= N30 W24 S30 E24\$ W24 N5\$.													

LAND DESCRIPTION														TOTAL OB/XF 59,547										
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			0.00	0.00	5.75	AC		1.00	1.00	1.00	13,000.00	13,000.00	74,750							