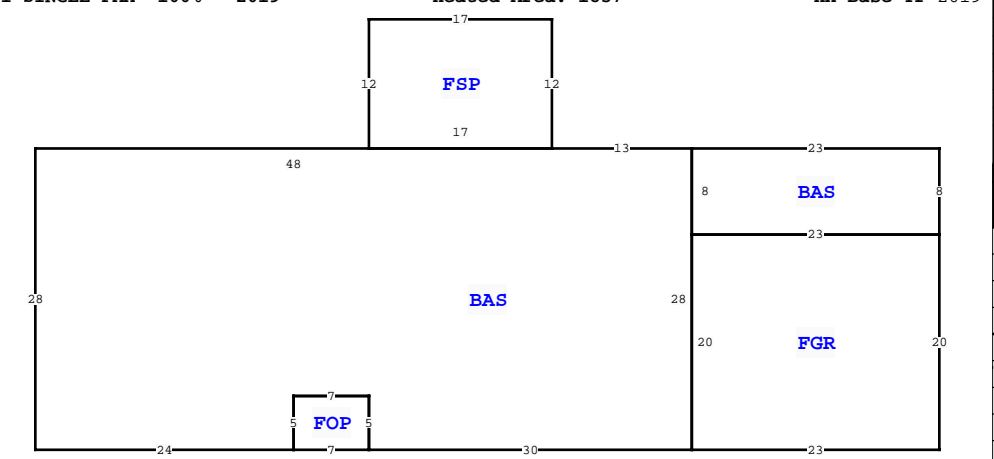


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100 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	2,202	124.4607	139.40	306,959	1987	1995		0	0	30.00	70.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	184	100		184	17,955
BAS	1,673	100		1,673	163,251
FGR	460	55		253	24,688
FOP	35	30		10	976
FSP	204	40		82	8,002
TOTALS	2,556			2,202	214,871

305 NW BROOK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026
INC DATE		AG DATE	MLU

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	UT	1.00	0.00	100	1993	1993	3	100	800	
2	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0210	GARAGE U	0	100	30	25	UT	20.00	20.00	100	2014	2014	3	100	15,000	
5	0070	CARPORT UF	0	100	20	30	UT	0.00	0.00	100	2017	2017	3	100	500	

TOTAL OB/XF 19,100

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-3	0.00	0.00	1.51	AC		1.00	1.00	1.00	20,000.00	20,000.00	30,200							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	214,871		
TOTAL MARKET OB/XF VALUE	19,100		
TOTAL LAND VALUE - MARKET	30,200		
TOTAL MARKET VALUE	264,171		
SOH/AGL Deduction	59,950		
ASSESSED VALUE	204,221		
TOTAL EXEMPTION VALUE	HX HB SX 101,411		
BASE TAXABLE VALUE	102,810		
TOTAL JUST VALUE	264,171		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	264,221		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043611	Roof Replacement	11,000	01/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/2139	4/13/2025	LE U	I	14		100

GRANTOR: PARKER DAVID KENT
GRANTEE: PARKER DAVID KENT (

1348/0814	11/16/2017	WD Q	I	01		199,000
-----------	------------	------	---	----	--	---------

GRANTOR: CARLOS D HERD
GRANTEE: DAVID KENT PARKER &

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 FSP= N12 W17 S12 E17\$ W48 S28 E24 FOP= E7 N5 W7 S5\$ N5 E7 S5 E30 FGR= E23 N20 W23 S20\$ N28\$ BAS= E23 S8 W23 N8\$.	