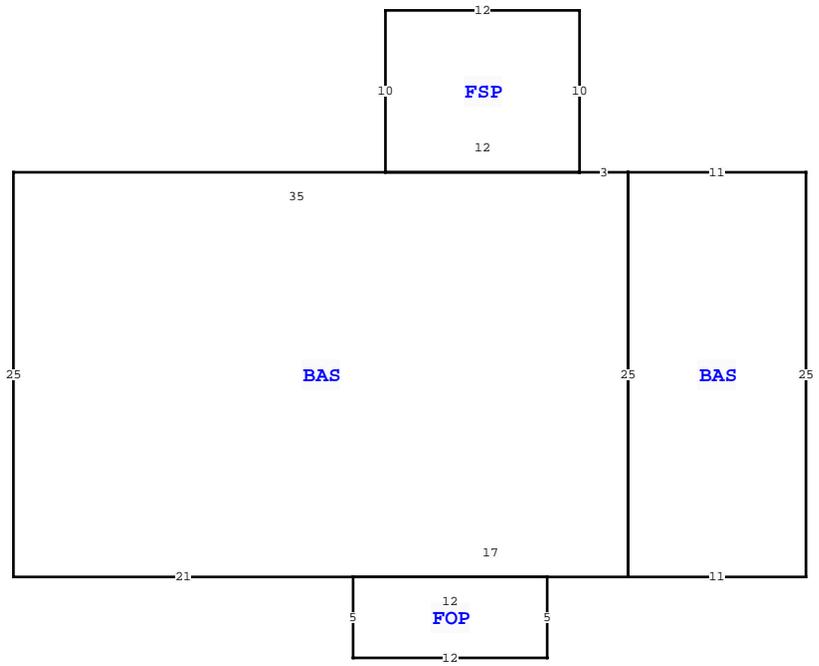


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20416.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	275	100
BAS	950	100
FOP	60	30
FSP	120	40
TOTALS	1,405	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	1,291	78.7440	88.19	113,853	1975	1975	0	0	20	35.00	45.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1225 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			51,234
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			78,034
SOH/AGL Deduction			0
ASSESSED VALUE			78,034
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			78,034
TOTAL JUST VALUE			78,034
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			114,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054135	Roof Replacement	8,304	09/24/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1053	9/11/2025	WD	U	I	37	48,000

GRANTOR: CHAUNCEY DENNIS	GRANTEE: MCGARRY THOMAS PATR
1423/2209	11/04/2020 LE U I 14 0
GRANTOR: MARY S NODES (ENH LE)	GRANTEE: DENNIS CHAUNCEY (RM)

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0296	SHED METAL	0	0	10	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	

234 SW PRESTIGE WAY, LAKE CITY										BLD DATE		LGL DATE	04/08/2025	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W3 FSP= N10 W12 S10 E12\$ W35 S25 E21 FOP= S5 E12 N5 W12\$ E17 BAS= E11 N25 W11 S25\$ N25\$.														

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		RSF	1105.00	210.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							