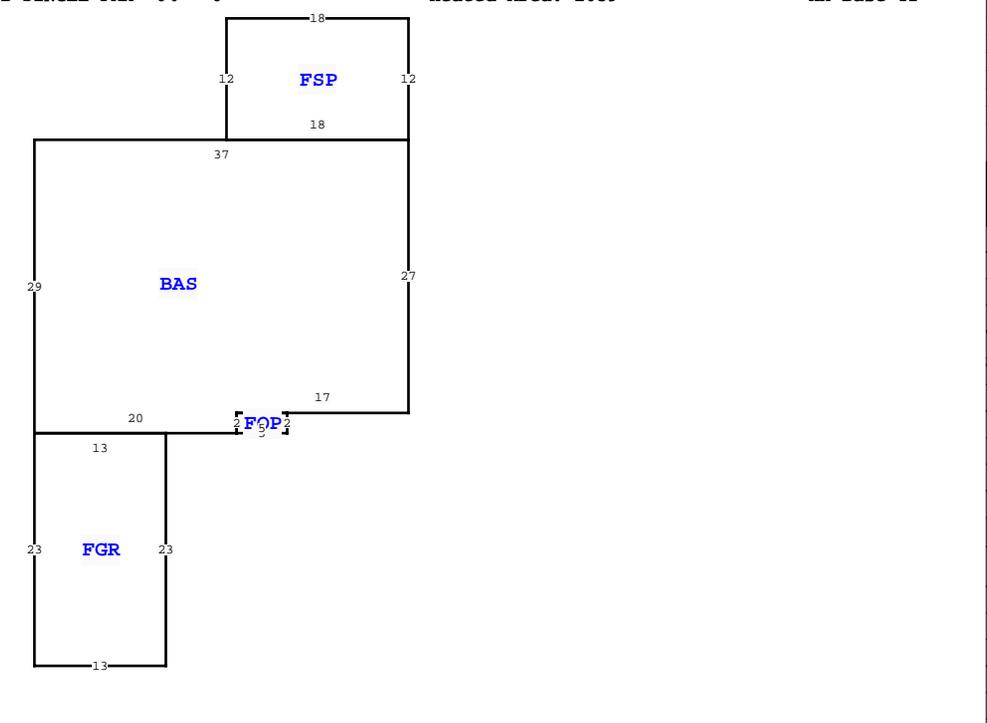


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	31 VINYL SID 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	06 VINYL ASB 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,292	121.5760	136.17	175,932	1976	1976	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1039 HX Base Yr													



MAP NUM	MKT AREA	01			
NEIGHBORHOOD/LOC	20416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,039	100		1,039	91,963
FGR	299	55		164	14,516
FOP	10	30		3	266
FSP	216	40		86	7,612
TOTALS	1,564			1,292	114,356

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	114,356			
TOTAL MARKET OB/XF VALUE	1,700			
TOTAL LAND VALUE - MARKET	23,400			
TOTAL MARKET VALUE	139,456			
SOH/AGL Deduction	4,787			
ASSESSED VALUE	134,669			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	134,669			
TOTAL JUST VALUE	139,456			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	139,456			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0736/0865	11/29/1990	WD	Q	I		41,000
GRANTOR: MCKELVY						
GRANTEE: LAIRD						

EXTRA FEATURES

113 SW PRESTIGE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP= N12 W18 S12 E18\$ BAS= W37 S29 FGR= S23 E13 N23 W13\$E20 FOP= E5 N2 W5 S2\$ N2 E17 N27\$.	

LAND DESCRIPTION TOTAL OB/XF 1,700

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	150.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							