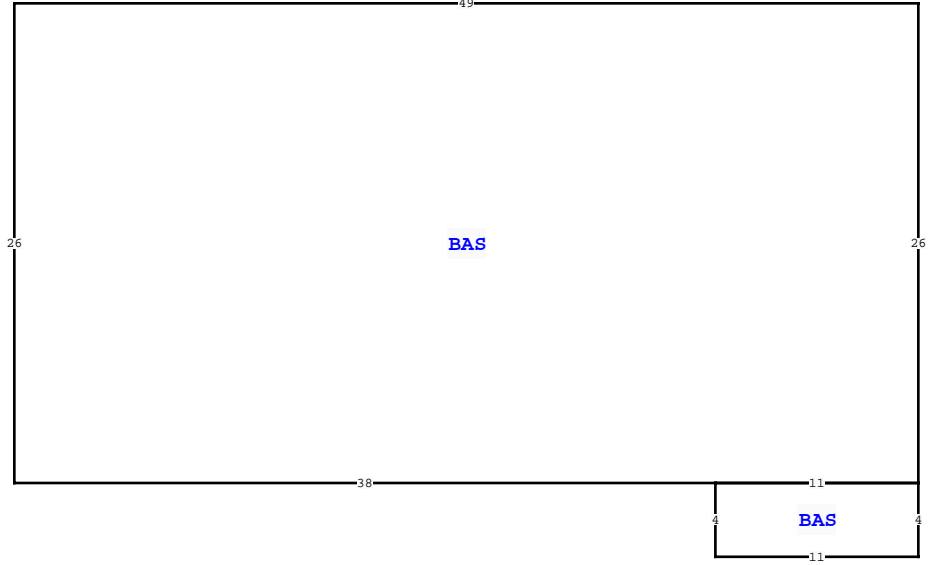


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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 01
NEIGHBORHOOD/LOC	20416.010	1.00/

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%	2024		Heated Area: 1318					HX Base Yr	2024	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	44	100		44	5,750
BAS	1,274	100		1,274	166,503
TOTALS	1,318			1,318	172,254

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		172,254	
TOTAL MARKET OB/XF VALUE		8,680	
TOTAL LAND VALUE - MARKET		26,000	
TOTAL MARKET VALUE		206,934	
SOH/AGL Deduction		2,281	
ASSESSED VALUE		204,653	
TOTAL EXEMPTION VALUE		HX HB SX 101,411	
BASE TAXABLE VALUE		103,242	
TOTAL JUST VALUE		206,934	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		208,804	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15425	GARAGE	50	04/27/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/826	11/14/2022	WD	Q	I	01	220,100
GRANTOR: CLAY DARREL E						
GRANTEE: ROCHE JAMES FRANCIS						
1443/1432	6/25/2021	WD	Q	I	01	85,000
GRANTOR: MOORE CONNIE KIM						
GRANTEE: CLAY DARREL E						

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0210	GARAGE U	0	100	20	40	1.00	UT	0.00	0.00	100	1999	1999	3	100	5,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	500	
5	0251	LEAN TO W/	0	100	12	40	480.00	UT	3.50	3.50	100	2014	2014	3	100	1,680	

TOTAL OB/XF													8,680					
150 SW FABIAN WAY, LAKE CITY																		
BLD DATE																		
XF DATE																		
INC DATE																		
LGL DATE																		
LAND DATE																		
AG DATE																		
04/08/2025 MLU																		

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W49 S26 E38 BAS= S4 E11 N4 W11\$ E11 N26\$.												

LAND DESCRIPTION													TOTAL OB/XF							8,680						
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	1105.00	150.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000									