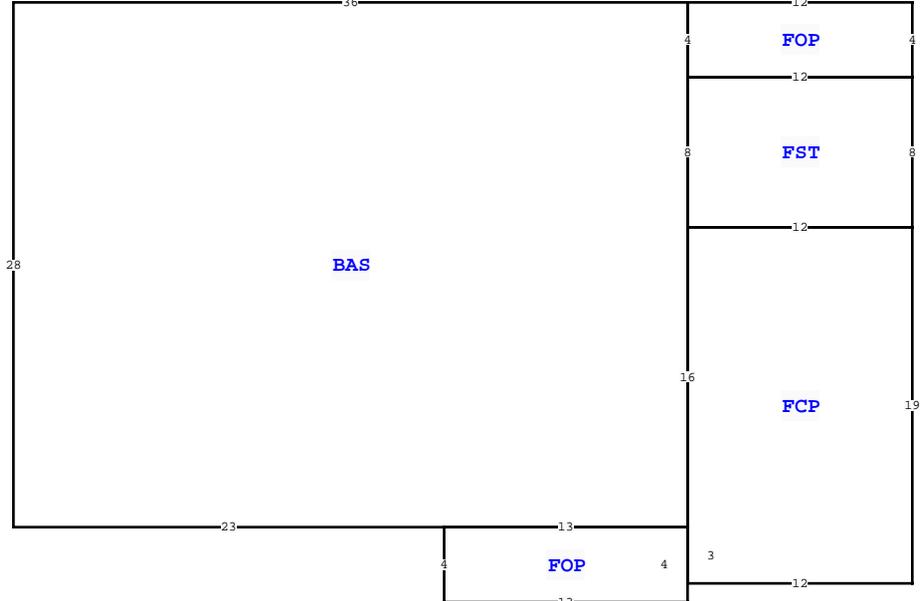




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	08 WD OR PLY 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,148	123.9300	138.80	159,342	1976	1976	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 1008 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	90,942
FCP	228	25		57	5,143
FOP	48	30		14	1,263
FOP	52	30		16	1,444
FST	96	55		53	4,781
TOTALS	1,432			1,148	103,572

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	103,572			
TOTAL MARKET OB/XF VALUE	1,100			
TOTAL LAND VALUE - MARKET	26,000			
TOTAL MARKET VALUE	130,672			
SOH/AGL Deduction	73,225			
ASSESSED VALUE	57,447			
TOTAL EXEMPTION VALUE	HX HB 32,447			
BASE TAXABLE VALUE	25,000			
TOTAL JUST VALUE	130,672			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	130,672			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0808/0003	7/14/1995	FJ	Q	I	03	0
GRANTOR: KENNETH R CHASTEEN SR						
GRANTEE: DONNA A CHASTEEN						
0544/0452	6/01/1984	QC	Q	I		29,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		190 SW FABIAN WAY, LAKE CITY															
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	1993	1993	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/08/2025	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W36 S28 E23 FOP= S4 E13 N4 W13\$ E13 FCP= S3 E12 N19 W12 S16\$ N16 FST= E12 N8 W12 S8\$ N8FOP= E12 N4 W12 S4\$ N4\$.													

LAND DESCRIPTION														TOTAL OB/XF 1,100										
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		RSF	1105.00	150.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							