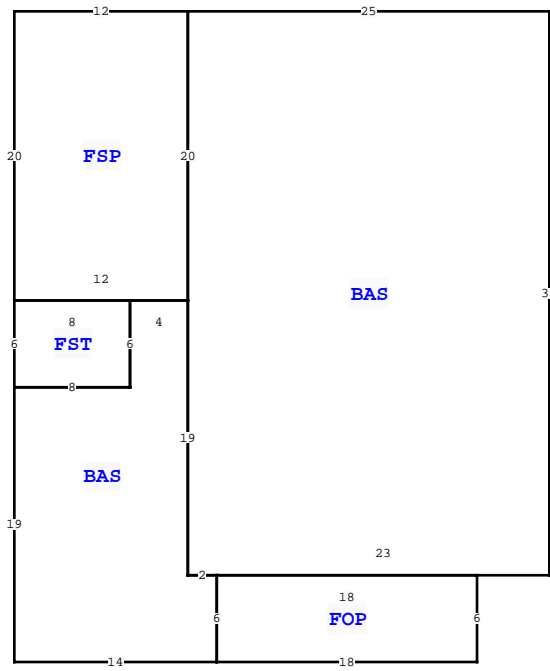


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	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	1,393	118.0000	132.16	184,099	1976	1976	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1239 HX Base Yr 2022													



Quality					
DOR CODE	0100 SINGLE FAMILY				
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	264	100		264	22,679
BAS	975	100		975	83,756
FOP	108	30		32	2,749
FSP	240	40		96	8,247
FST	48	55		26	2,233
TOTALS	1,635			1,393	119,664

208 SW FABIAN WAY, LAKE CITY

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

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	1993	1993	3	100	500	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
4	0030	BARN, MT	0	100	0	0	1.00	UT	12,500.00	12,500.00	100	2025	2024		100	12,500	

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	100		RSF	1105.00	150.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		119,664	
TOTAL MARKET OB/XF VALUE		14,700	
TOTAL LAND VALUE - MARKET		23,400	
TOTAL MARKET VALUE		157,764	
SOH/AGL Deduction		28,910	
ASSESSED VALUE		128,854	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		77,443	
TOTAL JUST VALUE		157,764	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		157,764	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049735	Storage Building	10,300	05/06/2024
30658	MAINT/ALTR	30	12/13/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/2347	1/22/2021	WD	Q	I	01	110,000
GRANTOR: MEEK BRIAN						
GRANTEE: MILEWSKI JAMES MICH						
0987/0038	6/24/2003	WD	U	I	08	40,000
GRANTOR: WAYNE HUDSON						
GRANTEE: BRIAN MEEK						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W25 FSP= W12 S20 E12 N20\$ S20 BAS= W4 FST= W8 S6E8 N6\$ S6 W8 S19 E14 N6 W2 N19\$ S19 E2 FOP= S6 E18 N6 W18\$ E23 N39\$.