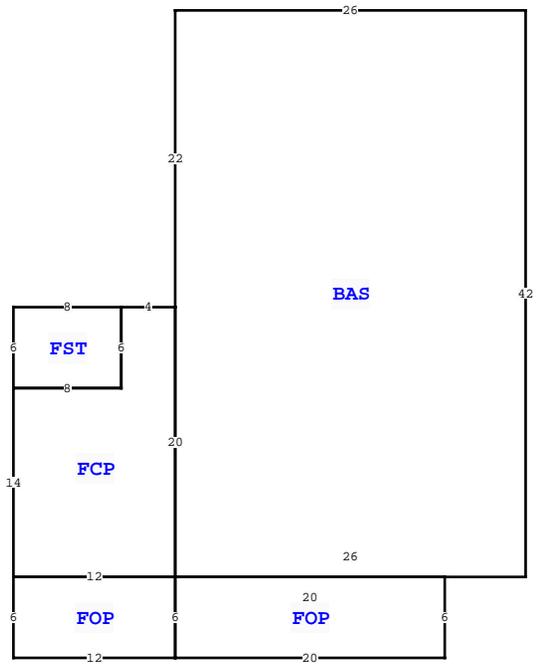


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame		N/A	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	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,092	100	
FCP	192	25	
FOP	72	30	
FOP	120	30	
FST	48	55	
TOTALS	1,524		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,224	126.8820	142.11	173,943	1976	1995	0	0	30.00	70.00
1 SINGLE FAM 100% - 2013 Heated Area: 1092 HX Base Yr 2013											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		121,760	
TOTAL MARKET OB/XF VALUE		5,672	
TOTAL LAND VALUE - MARKET		26,000	
TOTAL MARKET VALUE		153,432	
SOH/AGL Deduction		53,907	
ASSESSED VALUE		99,525	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		43,114	
TOTAL JUST VALUE		153,432	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		155,172	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045806	Solar Power Syste	24,989	10/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/119	9/18/2023	LE	U	I	14	100
GRANTOR: STEPHENS LAWRENCE J						
GRANTEE: STEPHENS LAWRENCE J						
1244/2020	11/07/2012	WD	U	I	12	67,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LAWRENCE J STEPHENS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	100	6	8	48.00	UT	14.00	14.00	100
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
											5,672
189 SW FABIAN WAY, LAKE CITY											
BLD DATE		LGL DATE		04/08/2025		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W26 S22 FCP= W4 FST= W8 S6 E8 N6\$ S6 W8 S14 E12 N20\$ S20 FOP= W12 S6 E12 N6\$ FOP= S6 E20 N6 W20\$ E26 N42\$.											

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	140.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							