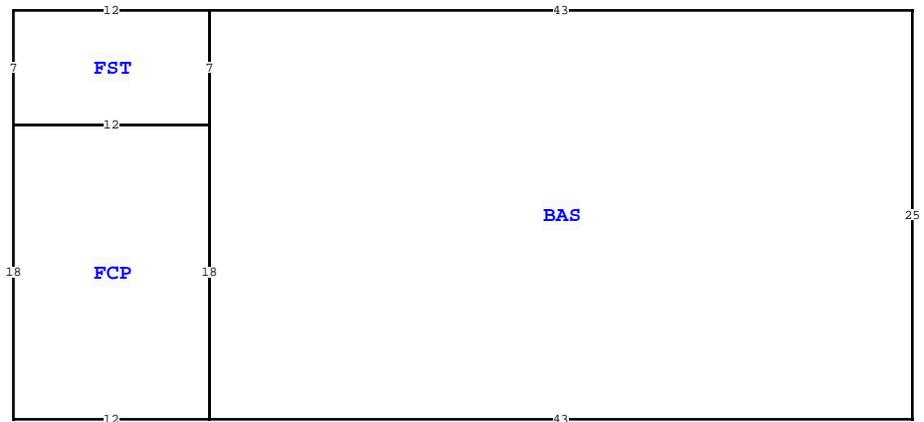


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	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	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,175	114.6480	128.41	150,882	1977	1977	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1075 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100		1,075	89,727
FCP	216	25		54	4,507
FST	84	55		46	3,840
TOTALS	1,375			1,175	98,073

149 SW FABIAN WAY, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
04/08/2025 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	0	0	3	100	275	
2	0130	CLFENCE	5	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,000	

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	0		RSF	1105.00	140.00	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			98,073
TOTAL MARKET OB/XF VALUE			1,275
TOTAL LAND VALUE - MARKET			23,400
TOTAL MARKET VALUE			122,748
SOH/AGL Deduction			0
ASSESSED VALUE			122,748
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			122,748
TOTAL JUST VALUE			122,748
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			122,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15080	REMODEL	0	02/15/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1495/1142	7/25/2023	QC	U	I	11	60,000	

GRANTOR: AFFORDABLE FAMILY HOM  
GRANTEE: HOBBS DANA J  
1361/2132 5/30/2018 WD Q I 01 75,000  
GRANTOR: JAMES R DEPOE  
GRANTEE: AFFORDABLE FAMILY H

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W43 FST= W12 S7 E12 N7\$S7 FCP= W12 S18 E12 N18\$ S18 E43 N25\$.