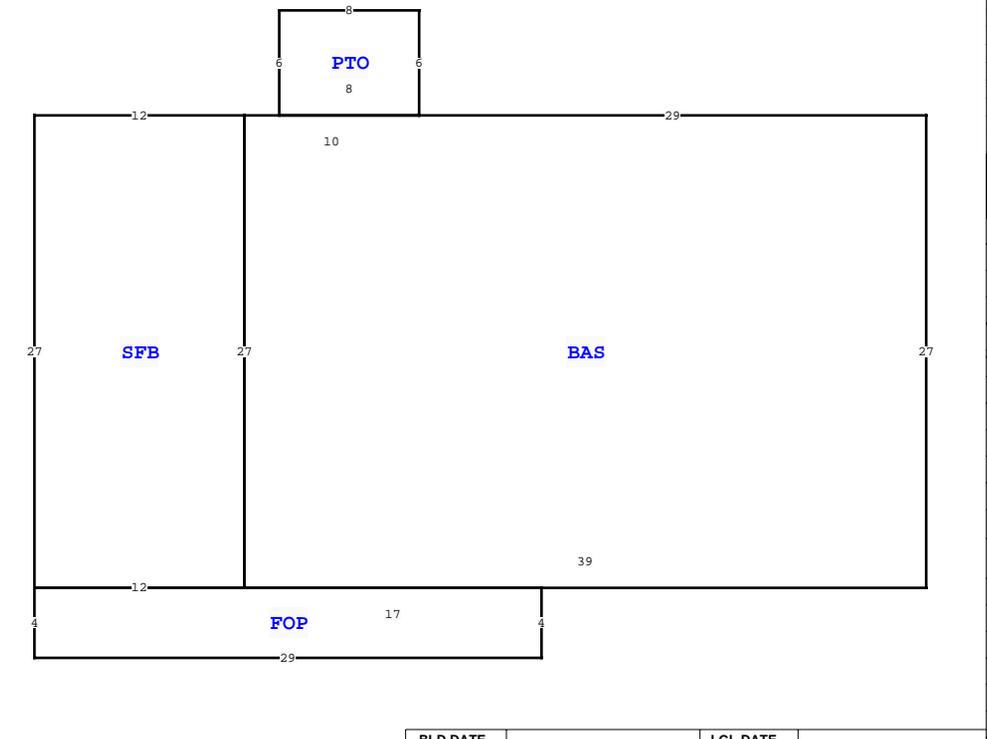




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	1,349	120.0000	134.40	181,306	1976	1976	0	0	35.00	65.00		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		117,849	
TOTAL MARKET OB/XF VALUE		900	
TOTAL LAND VALUE - MARKET		23,400	
TOTAL MARKET VALUE		142,149	
SOH/AGL Deduction		70,009	
ASSESSED VALUE		72,140	
TOTAL EXEMPTION VALUE		HX HB 47,140	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		142,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		142,149	

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100		1,053	91,990
FOP	116	30		35	3,058
PTO	48	5		2	175
SFB	324	80		259	22,627
TOTALS	1,541			1,349	117,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045025	Roof Replacement	11,000	07/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/854	2/09/2026	LE U		I	14	100

GRANTOR: PETRENA DAVID MICHAEL
GRANTEE: PETRENA DAVID MICHAEL

0541/0835	7/01/1984	QC Q	I			32,500
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GRANTOR:
GRANTEE:

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
109 SW FABIAN WAY, LAKE CITY								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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W29 PTO= N6 W8 S6 E8\$ W10 SFB= W12 S27 E12 N27\$ S27FOP= W12 S4 E29 N4 W17\$ E39 N27\$.													

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	0.90	26,000.00	23,400.00	23,400							