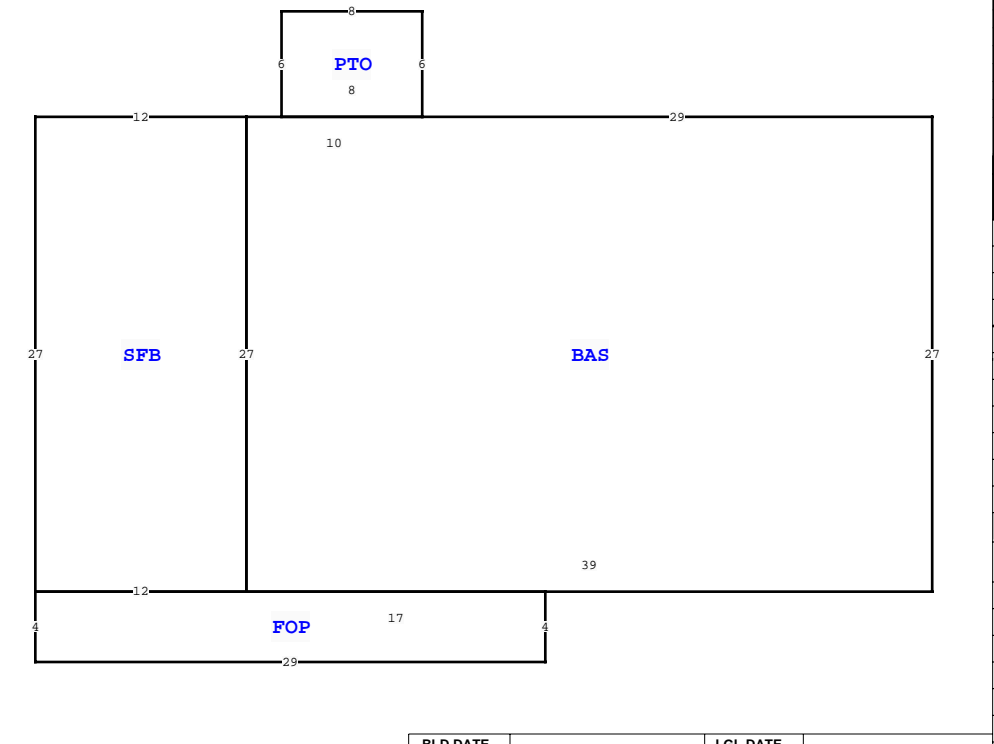




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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		



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

109 SW FABIAN WAY, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/08/2025 MLU

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

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							

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

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	I	14	100

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

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\$.													