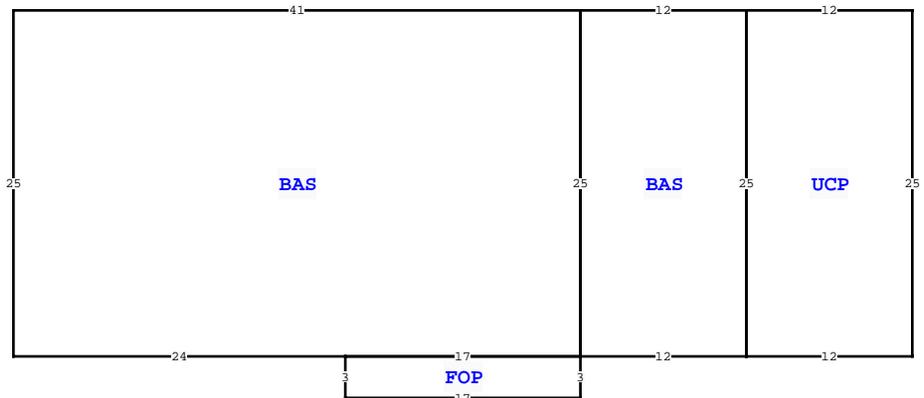


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	04	04 100
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	1,400	127.3800	142.67	199,738	1977	1977	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1325 HX Base Yr 2022													



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	300	100		300	27,821
BAS	1,025	100		1,025	95,054
FOP	51	30		15	1,391
UCP	300	20		60	5,564
TOTALS	1,676			1,400	129,830

176 SW DUNN WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			129,830
TOTAL MARKET OB/XF VALUE			8,629
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			164,459
SOH/AGL Deduction			31,220
ASSESSED VALUE			133,239
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			81,828
TOTAL JUST VALUE			164,459
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049783	Solar Power Syste	35,055	05/10/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/2497	1/06/2021	WD Q	Q	I	01	139,900
GRANTOR: GUNNELS DARA						
GRANTEE: BENNETT TRENTON DAN						
1427/2495	12/30/2020	WD U	U	I	11	100
GRANTOR: DICKEN BRIAN						
GRANTEE: GUNNELS DARA						

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	0	0	3	100	275	
2	0296	SHED METAL	0	100	8	20	1.00	UT	0.00	0.00	100	0	0	3	100	450	
3	0294	SHED WOOD/	0	100	16	24	384.00	UT	14.00	14.00	100	2006	2006	3	100	5,376	
4	0261	PRCH, UOP	0	100	8	24	192.00	UT	9.00	9.00	100	2006	2006	3	100	1,728	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W41 S25 E24 FOP= S3 E17 N3 W17\$ E17 BAS= E12 UCP= E12 N25 W12 S25\$ N25 W12 S25\$ N25\$.													

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							