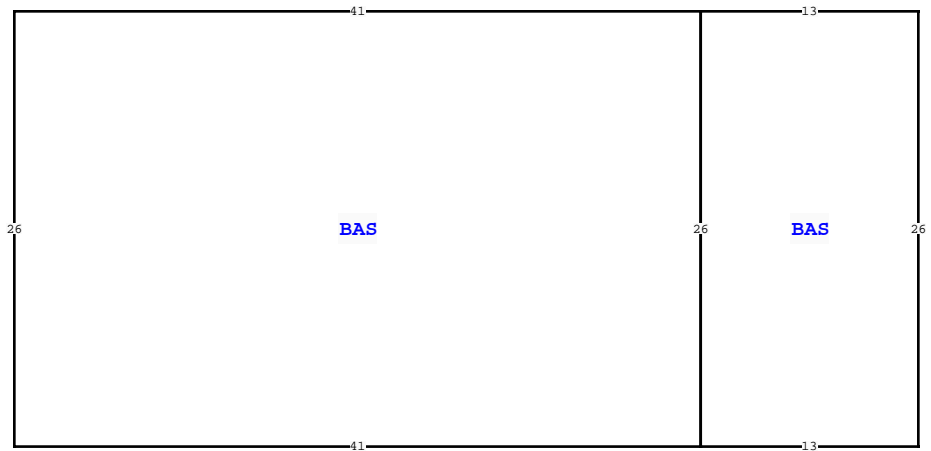




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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
NEIGHBORHOOD/LOC	20416.010	1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2000								
				Heated Area: 1404			HX Base Yr	2000			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	338	100		338	28,543
BAS	1,066	100		1,066	90,022
TOTALS	1,404			1,404	118,565

218 SW DUNN WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			118,565	
TOTAL MARKET OB/XF VALUE			1,358	
TOTAL LAND VALUE - MARKET			26,000	
TOTAL MARKET VALUE			145,923	
SOH/AGL Deduction			69,744	
ASSESSED VALUE			76,179	
TOTAL EXEMPTION VALUE	HX HB		51,179	
BASE TAXABLE VALUE			25,000	
TOTAL JUST VALUE			145,923	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			145,923	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1327/1490	12/19/2016	QC	U	I	11	100
GRANTOR: CHARQUITA RANDALL (NK)						
GRANTEE: MATTHEW LEE JR & CH						
0878/1131	4/12/1999	WD	Q	I		46,500
GRANTOR: E DAVIS						
GRANTEE: C RANDALL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W41 S26 E41 BAS= E13 N26 W13 S26\$ N26\$.	

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	100	1993	1993	3	100	500
2	0070	CARPORT UF	0	100	11	26		286.00	UT	3.00	100	1993	1993	3	100	858
TOTAL OB/XF 1,358																

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							