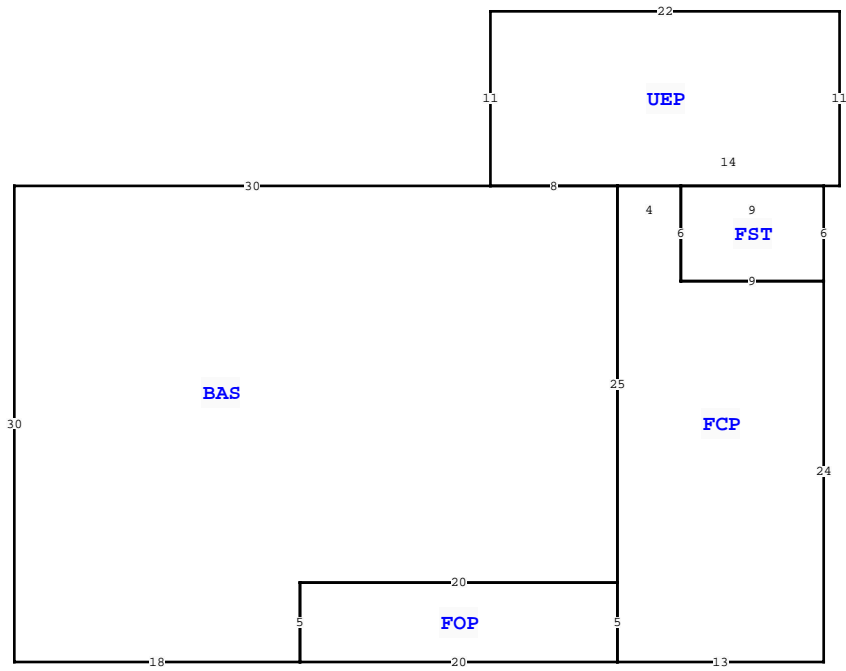


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectural Units	05	CONV	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/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,040	100	
FCP	336	25	
FOP	100	30	
FST	54	55	
UEP	242	60	
TOTALS	1,772		

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%	- 2026		183,827	1978	1978	0	0	35.00	65.00
Heated Area: 1040 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			119,488
TOTAL MARKET OB/XF VALUE			4,000
TOTAL LAND VALUE - MARKET			23,400
TOTAL MARKET VALUE			146,888
SOH/AGL Deduction			0
ASSESSED VALUE			146,888
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			95,477
TOTAL JUST VALUE			146,888
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/712	3/28/2024	QC	U	I	11	100
GRANTOR: PARKER DAVID						
GRANTEE: FLETCHER JOHN ROBER						
1499/1759	9/27/2023	LE	U	I	14	100
GRANTOR: FLETCHER JOHN ROBERT						
GRANTEE: PARKER DAVID						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
178 SW GREMLIN 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	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	100	1993	1993	3	100	400	
3	0294	SHED WOOD/	0	100	10	20	200.00	UT	14.00	50	2006	2006	3	50	1,400	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	100	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	500	
TOTALS																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W30 S30 E18 FOP= E20 N5W20 S5\$ N5 E20 FCP= S5 E13 N24 FST= N6 W9 S6 E9 \$ W9 N6 W4 S25\$ N25 UEP= E14 N11 W22 S11 E8\$ W8\$.									

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							