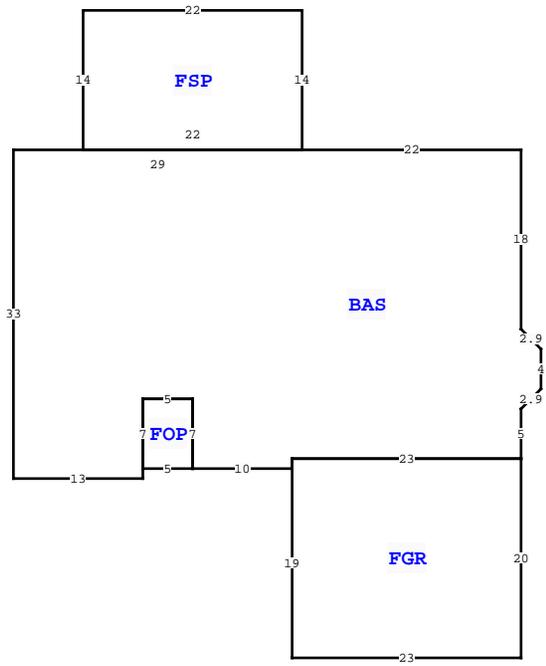


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY

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% - 2022										Heated Area: 1599	HX Base Yr 2022



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	21416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100		1,599	165,066
FGR	460	55		253	26,118
FOP	35	30		10	1,032
FSP	308	40		123	12,697
<b>TOTALS</b>	<b>2,402</b>			<b>1,985</b>	<b>204,913</b>

256 SW ROYAL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	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	1,560.00	UT	2.00	2.00	100	2000	2000	3	100	3,120	
2	0296	SHED METAL	0	100	10	200.00	UT	5.00	5.00	100	2000	2000	3	100	1,000	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			204,913
TOTAL MARKET OB/XF VALUE			4,120
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			244,033
SOH/AGL Deduction			108,497
ASSESSED VALUE			135,536
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			79,125
TOTAL JUST VALUE			244,033
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052111	Remodel	14,000	01/17/2025
000051555	Roof Replacement	28,500	11/19/2024
16832	SFR	255	04/04/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1513/744	4/19/2024	LE U		I	14	100	
GRANTOR: SENECHek ALAN JOSEPH							
GRANTEE: SENECHek ALAN JOSEPH							
1430/2767	2/08/2021	WD U		I	16	55,000	
GRANTOR: SENECHek JON WILLIAM							
GRANTEE: SENECHek ALAN JOESP							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W22 FSP= N14 W22 S14 E22\$ W29 S33 E13 N1 FOP= E5N7 W5 S7\$ N7 E5 S7 E10 FGR= S19 E23 N20 W23 S1 \$ N1E23 N5 R2 U2 N4 U2 L2 N18\$.													

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							