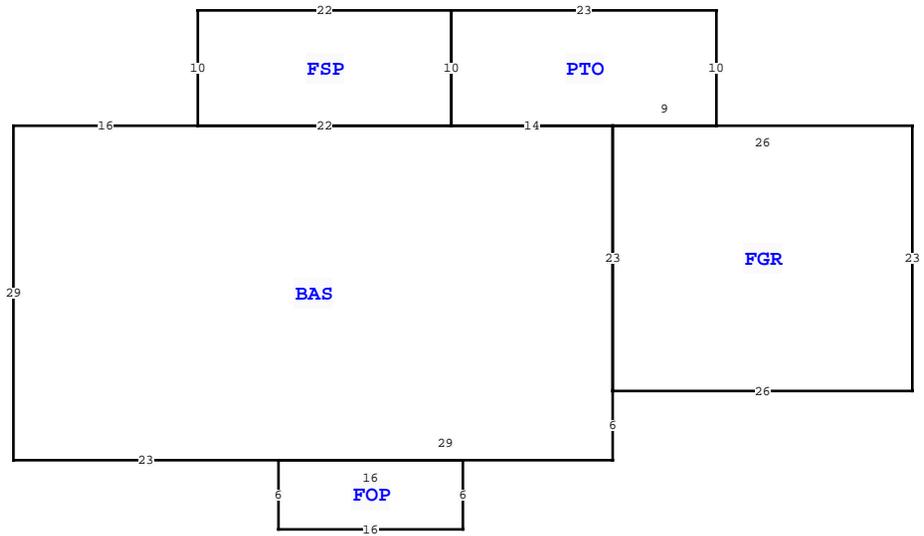


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	15	HARDTILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	21416.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,508	100	
FGR	598	55	
FOP	96	30	
FSP	220	40	
PTO	230	5	
TOTALS	2,652		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,966	117.9520	132.11	259,728	2002	2002	0	0	23.00	77.00	
1 SINGLE FAM 0% - 2025 Heated Area: 1508 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			199,991
TOTAL MARKET OB/XF VALUE			5,982
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			240,973
SOH/AGL Deduction			0
ASSESSED VALUE			240,973
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			240,973
TOTAL JUST VALUE			240,973
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			243,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19333	SFR	273	03/18/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/355	3/26/2024	QC	U	I	11	100

GRANTOR: WELCH ELIZABETH J
GRANTEE: WELCH LAKE CITY LLC
1172/2183 5/05/2009 PB U I 11 0
GRANTOR: CLERK OF COURT
GRANTEE: ELIZABETH J WELCH (

EXTRA FEATURES		309 SW ROYAL CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0
2	0166	CONC, PAVMT	0
3	0120	CLFENCE 4	0

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	1,941.00	UT	2.00	2.00	100	2002	2002	3	100	3,882	
3	0120	CLFENCE 4	0	0	0	120.00	UT	7.50	7.50	100	2007	2007	3	100	900	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 S29 E23 FOP= S6 E16 N6 W16\$ E29 N6 FGR= E26 N23 W26 S23\$ N23 PTO= E9 N10 W23 S10 E14\$ W14 FSP= N10 W22 S10 E22\$ W22\$.	

LAND DESCRIPTION		TOTAL OB/XF															5,982							
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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							