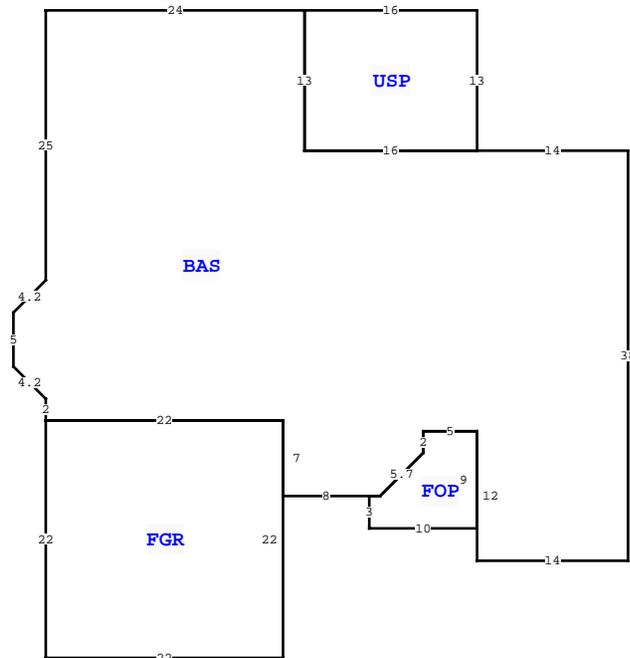


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	80		
Interior Floor	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100		1,956	192,183
FGR	484	55		266	26,135
FOP	68	30		20	1,965
USP	208	35		73	7,172
TOTALS	2,716			2,315	227,455

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%	2015								
Heated Area: 1956						HX Base Yr 2015					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		227,455	
TOTAL MARKET OB/XF VALUE		3,963	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		266,418	
SOH/AGL Deduction		100,214	
ASSESSED VALUE		166,204	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		114,793	
TOTAL JUST VALUE		266,418	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,411	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043271	Roof Replacement	12,950	11/30/2021
18311	SFR	325	05/22/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/2397	10/24/2023	WD	U	I	11	100

GRANTOR: FRASER CARL B  
GRANTEE: PATTERSON LISA R

1280/2583	9/05/2014	WD	U	I	11	100
GRANTOR: CARL B FRASER GRANTEE: CARL B FRASER & LIS						

EXTRA FEATURES		177 SW ROYAL CT, LAKE CITY														
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	UT	1.50	1.50	100	2001	2001	3	100	2,163	
2	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	400	
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	800	

TOTAL OB/XF												3,963	
BLD DATE		LGL DATE		04/14/2026	MLU								
XF DATE		LAND DATE											
INC DATE		AG DATE											

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 USP= N13 W16 S13 E16\$ W16 N13 W24 S25 L3 D3 S5 D3 R3 S2 FGR= S22 E22 N22 W22\$ E22 S7 E8 FOP= S3 E10 N9 W5 S2 L4 D4 W1\$ E1 U4 R4 N2 E5 S12 E14 N38\$.	

LAND DESCRIPTION		TOTAL OB/XF		3,963																				
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							