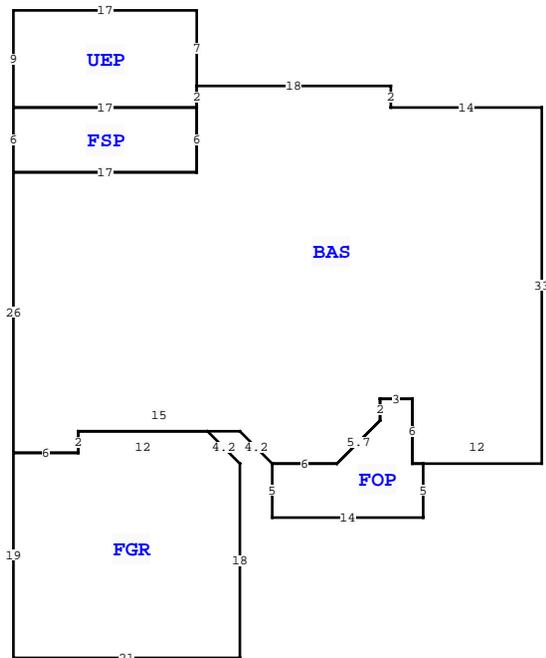


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 70				
Exterior Wall	31 VINYL SID 30				
Roof Structure	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural	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	1,470	100		1,470	131,930
FGR	425	55		234	21,001
FOP	96	30		29	2,602
FSP	102	40		41	3,680
UEP	153	60		92	8,257
TOTALS	2,246			1,866	167,471

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: 1470					HX Base Yr 2000	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			167,471
TOTAL MARKET OB/XF VALUE			5,466
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			207,937
SOH/AGL Deduction			74,625
ASSESSED VALUE			133,312
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			81,901
TOTAL JUST VALUE			207,937
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			210,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1872	3/01/2023	LE	U	I	14	0
GRANTOR: SCANTLAN DONALD L						
GRANTEE: SCANTLAN DONALD L (						
0886/2004	8/23/1999	WD	Q	I		83,000
GRANTOR: D D P CORP						
GRANTEE: SCANTLAN						

EXTRA FEATURES		123 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	0	1.50	1.50	100	1998	1998	3	100	2,718	
2	0169	FENCE/WOOD	0	100	0	0	0	7.50	7.50	70	1998	1998	3	70	1,848	
3	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2007	2007	3	100	900	

LAND DESCRIPTION		TOTAL OB/XF 5,466																						
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							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 N2 W18 UEP= N7 W17 S9 E17 N2\$ S2 FSP= W17 S6 E17 N6\$ S6 W17 S26 FGR= S19 E21 N18 U3 L3 W12 S2 W6\$ E6 N2 E15 R3 D3 FOP= S5 E14N5 W1 N6 W3 S2 D4 L4 W6\$ E6 R4 U4 N2 E3 S6 E12 N33\$.	