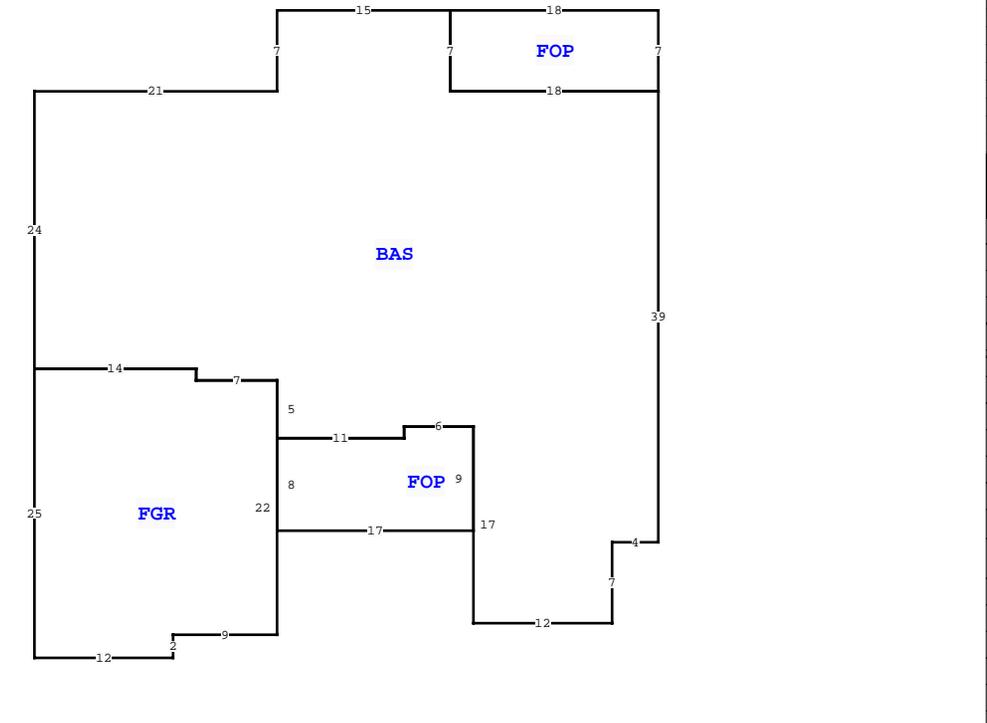


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,184	117.0477	133.43	291,411	2017	2017	0	0	0	8.00	92.00		



Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	21416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100		1,828	224,397
FGR	500	55		275	33,758
FOP	126	30		38	4,664
FOP	142	30		43	5,278
TOTALS	2,596			2,184	268,098

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	1,533.00	UT	2.00	2.00	100	2017	2017	3	100	3,066	
2	0081	DECKING WI	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
3	9946	Well	0	100	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0296	SHED METAL	0	100	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

227 SW GRANITE CT, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/03/2025
										INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		268,098	
TOTAL MARKET OB/XF VALUE		12,566	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		315,664	
SOH/AGL Deduction		113,732	
ASSESSED VALUE		201,932	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		150,521	
TOTAL JUST VALUE		315,664	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,826	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34991	SFR	925	02/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/1900	10/05/2017	WD Q	Q	I	01	218,900

GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: DOUGLAS LEE JR & RE						
1307/1258	1/05/2016	WD U	V	37		13,500
GRANTOR: DAVID M WINGATE & DAV						
GRANTEE: BRADLEY FRANKS CONS						

BUILDING DIMENSIONS													
BAS= W15 S7 W21 S24 FGR= S25 E12 N2 E9 N22 W7 N1 W14\$ E14 S1 E7 S5 FOP= S8 E17 N9 W6 S1 W11\$ E11 N1 E6 S17 E12 N7 E4 N39 FOP= N7 W18 S7 E18\$ W18 N7\$.													

LAND DESCRIPTION														TOTAL OB/XF 12,566										
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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							