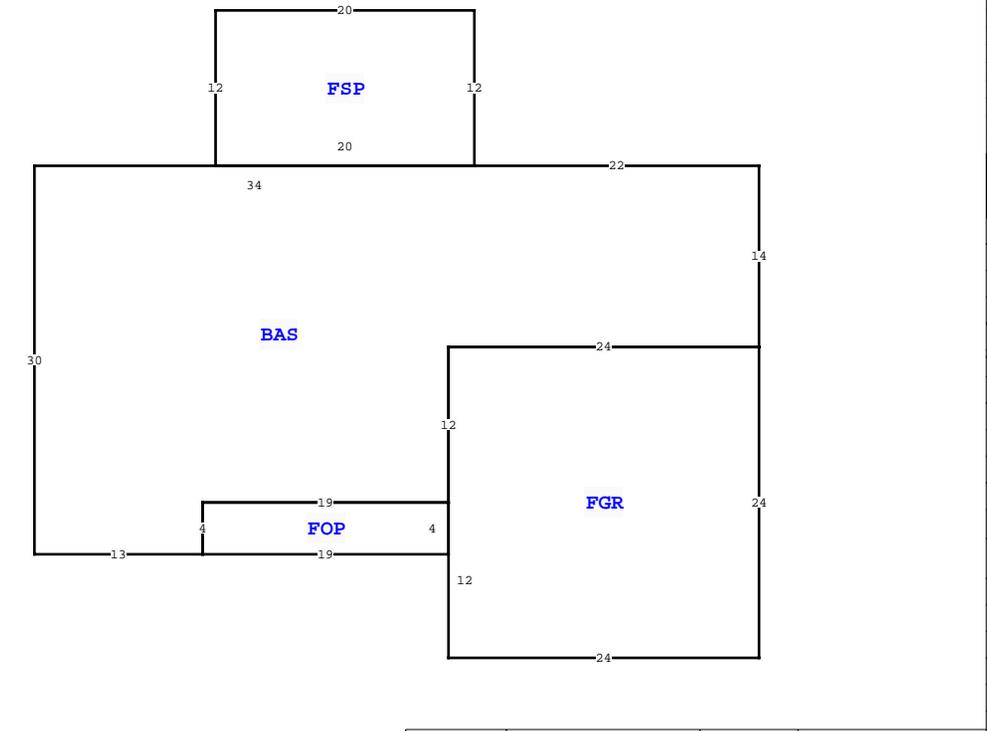


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,656	133.3500	149.35	247,324	1988	1988	0	0	35.00	65.00	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		160,761	
TOTAL MARKET OB/XF VALUE		4,640	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		200,401	
SOH/AGL Deduction		72,314	
ASSESSED VALUE		128,087	
TOTAL EXEMPTION VALUE		HX HB VX SX WR 111,411	
BASE TAXABLE VALUE		16,676	
TOTAL JUST VALUE		200,401	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,401	

Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	21416.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,220	100		1,220	118,435
FGR	576	55		317	30,774
FOP	76	30		23	2,233
FSP	240	40		96	9,320
TOTALS	2,112			1,656	160,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
001302	SFR	30,000	06/02/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/0151	12/27/2019	LE	U	I	14	100

260 SW MELON CT, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/14/2026 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	0	0	0	0.00	100	0	0	3	100	940	
2	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2014	2014	3	100	1,600	
3	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	100	2014	2014	3	100	600	
4	0040	BARN, POLE	0	100	0	0	0	0	0.00	100	2019	2019	3	100	1,000	
5	0040	BARN, POLE	0	100	0	0	0	0	0.00	100	2019	2019	3	100	500	

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W22 FSP= N12 W20 S12 E20\$ W34 S30 E13 FOP= E19 N4 W19 S4\$ N4 E19 FGR= S12 E24 N24 W24 S12\$ N12 E24 N14\$.												

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								