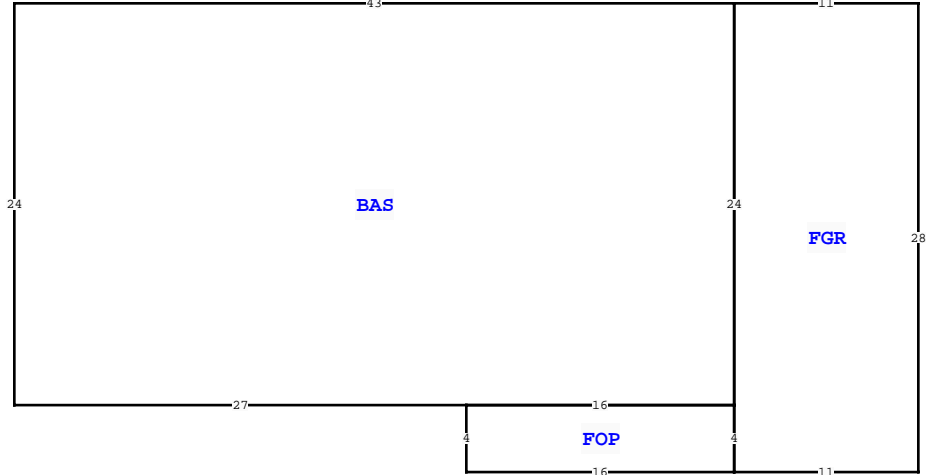


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		1.5	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual Units	05	CONV	100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	21417.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100		1,032	76,417
FGR	308	55		169	12,514
FOP	64	30		19	1,407
TOTALS	1,404			1,220	90,338

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,220	101.7144	113.92	138,982	1988	1988	0	0	35.00	65.00
1 SINGLE FAM 0% - 2024 Heated Area: 1032 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		90,338	
TOTAL MARKET OB/XF VALUE		750	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		113,088	
SOH/AGL Deduction		0	
ASSESSED VALUE		113,088	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		113,088	
TOTAL JUST VALUE		113,088	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		106,088	
SALE:4:1: LOT 4A BLK D 242 VILL. VAL=\$31270. (FHA			
SALE:2:1: REPO			
SALE:1:1: LOT 4A BLOCK D 242 VILLAGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047934	Electrical Servic	0	08/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/947	7/21/2023	WD	U	I	11	100
GRANTOR: MCGINNIS HARRY						
GRANTEE: 3 SEVENS PROPERTIES						
1495/945	7/21/2023	WD	U	I	30	115,500
GRANTOR: MCGINNIS KEVIN						
GRANTEE: MCGINNIS HARRY						

EXTRA FEATURES		152 SW MUSKET PL, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0258	PATIO	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026	MLU	

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W43 S24 E27 FOP= S4 E16N4 W16\$ E16 FGR= S4 E11 N28 W11 S24\$ N24\$.									

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	0		RSF-2141.00	141.00		1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							