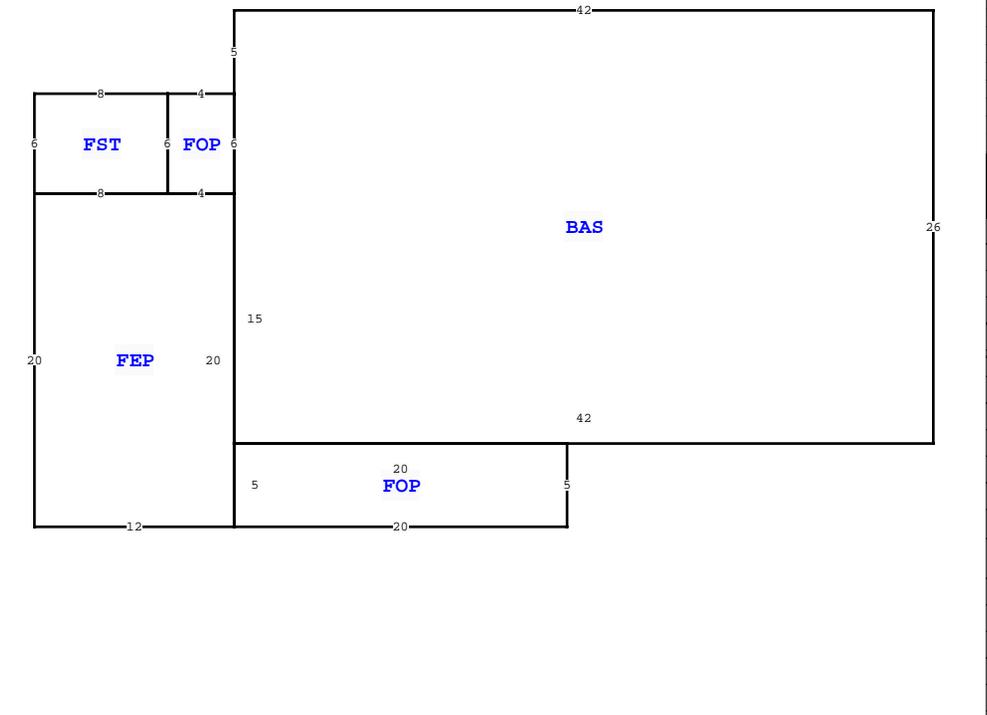




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	
1	SINGLE FAM	100%	- 2023		141.36	190,412	1969	2015	0	0	10.00	90.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	22216.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	138,929
FEP	240	80		192	24,427
FOP	24	30		7	891
FOP	100	30		30	3,817
FST	48	55		26	3,308
TOTALS	1,504			1,347	171,371

178 NW ABIGAIL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,200	

TOTAL OB/XF 1,700

LAND DESCRIPTION																								
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	1300.00	120.00	3.00	LT		1.00	1.00	0.85	12,000.00	10,200.00	30,600							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			171,371
TOTAL MARKET OB/XF VALUE			1,700
TOTAL LAND VALUE - MARKET			30,600
TOTAL MARKET VALUE			203,671
SOH/AGL Deduction			11,191
ASSESSED VALUE			192,480
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			141,069
TOTAL JUST VALUE			203,671
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			198,710
LAND:1:1: 0.84 AC.			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1468/2647	6/10/2022	WD	Q	I	01	187,500
GRANTOR: PEARCE LOIS R						
GRANTEE: ALGER ALEX DANIEL						
1303/2654	11/05/2015	WD	Q	I	01	62,000
GRANTOR: VIRGINIA NELSON (FKA						
GRANTEE: LOIS R PEARCE & KAY						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W42 S5 S6 S15 E42 N26 \$												
FEP=[ORIG=-42,11] W4 W8 S20 E12 N20 \$												
FOP=[ORIG=-42,26] S5 E20 N5 W20 \$												
FST=[ORIG=-46,11] N6 W8 S6 E8 \$												
FOP=[ORIG=-42,5] W4 S6 E4 N6 \$												