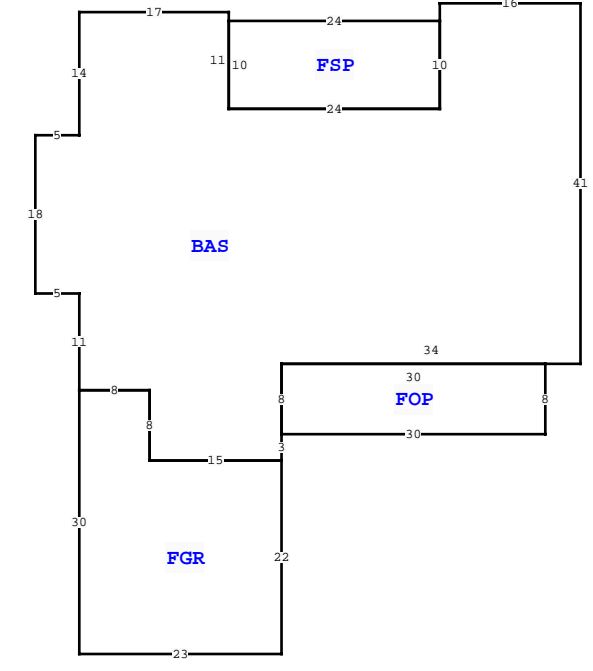


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	32 HARDIE BRD 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LAM/VNLPLK 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	3 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	22316.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,311	100		2,311	301,629
FGR	570	55		314	40,983
FOP	240	30		72	9,397
FSP	240	40		96	12,530
TOTALS	3,361			2,793	364,540

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,793	123.9700	138.85	387,808	2020	2020	0	0	1	5.00	94.00
1 SINGLE FAM 100% - 2021 Heated Area: 2311 HX Base Yr 2021												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			364,540
TOTAL MARKET OB/XF VALUE			9,244
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			443,784
SOH/AGL Deduction			152,503
ASSESSED VALUE			291,281
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			239,870
TOTAL JUST VALUE			443,784
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			447,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39442	SFR	0	03/11/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/928	5/25/2022	WD	Q	V	01	29,900
GRANTOR: ROWAN RUTHIE RENE						
GRANTEE: PINCHOUCK LEE S						
1389/2129	7/24/2019	WD	Q	V	01	25,000
GRANTOR: MICHAEL C & STEPHANIE						
GRANTEE: LEE S & LAUREN M PI						

319 NW COUNTRY LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2020	2020	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	2,686.00	UT	2.25	2.25	100	2020	2020	3	100	6,044	
3	0294	SHED WOOD/	0	100	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W16 S2 FSP= W24 S10 E24 N10\$ S10 W24 N11 W17 S14 W5 S18 E5 S11 FGR= S30 E23 N22 W15 N8 W8\$ E8 S8 E15 N3 FOP= E30 N8 W30 S8\$ N8 E34 N41\$.												

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	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								