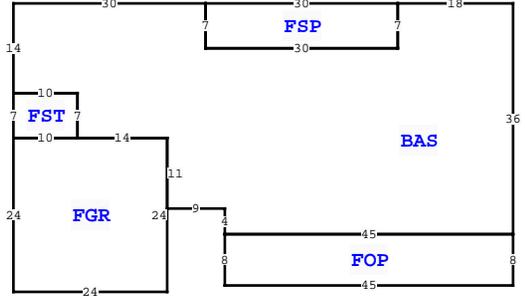
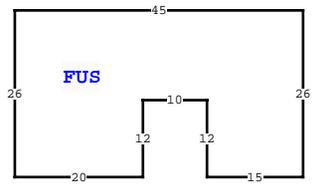


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	18 CEMENT BRK 90
Exterior Wall	10 ABOVE AVG. 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	4 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	09 09
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,729	147.7640	165.50	617,150	1990	2000	0	0	25.00	75.00

1 SINGLE FAM 100% - 2026 Heated Area: 3182 HX Base Yr 2026



MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC		22316.010		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100		2,132	264,635
FGR	576	55		317	39,348
FOP	360	30		108	13,406
FSP	210	40		84	10,427
FST	70	55		38	4,717
FUS	1,050	100		1,050	130,331
TOTALS	4,398			3,729	462,862

1126 NW SCENIC LAKE DR, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION BY		STANDARD	

VALUATION SUMMARY	
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	462,862
TOTAL MARKET OB/XF VALUE	12,877
TOTAL LAND VALUE - MARKET	99,000
TOTAL MARKET VALUE	574,739
SOH/AGL Deduction	122,019
ASSESSED VALUE	452,720
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	401,309
TOTAL JUST VALUE	574,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	519,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25437	MAINT/ALTR	0	01/19/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/1182	10/20/2025	WD	Q	I	01	795,000
GRANTOR: WILLIAMS CHRISTOPHER						
GRANTEE: BLANTON JAMES L						
1512/2342	4/19/2024	WD	Q	I	01	675,000
GRANTOR: MIER MARTHA B REVOCAB						
GRANTEE: WILLIAMS CHRISTOPHE						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W18 FSP= W30 S7 E30 N7S\$7 W30 N7 W30 S14 FST= S7 E10 N7 W10\$ E10 S7 FGR= W10 S24 E24 N24 W14\$ E14 S11 E9 S4 FOP= S8 E45 N8 W45\$ E45 N36\$ PTR=N30 FUS= N26 W45 S26E20 N12 E10 S12 E15\$ S30\$.	

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	45	20	900.00	UT	1.40	1.40	100	0	0	3	100	1,260	
2	0166	CONC, PAVMT	0	100	90	13	1,170.00	UT	1.40	1.40	100	0	0	3	100	1,638	
3	0083	DOCK-LAKE	0	100	0	0	200.00	UT	11.50	11.50	100	1993	1993	3	40	920	
4	0120	CLFENCE 4	0	100	0	0	80.00	UT	4.50	4.50	100	1993	1993	3	100	360	
5	0080	DECKING	0	100	0	0	900.00	UT	5.00	5.00	60	1993	1993	3	60	2,700	
6	0083	DOCK-LAKE	0	100	0	0	420.00	UT	11.50	11.50	40	1993	1993	3	30	1,449	
7	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2008	2008	3	100	2,750	
8	0060	CARPORT F	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	

TOTAL OB/XF 12,877

LAND DESCRIPTION		TOTAL OB/XF 12,877																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0133	C	SFR LAKE	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	99,000.00	99,000.00	99,000							