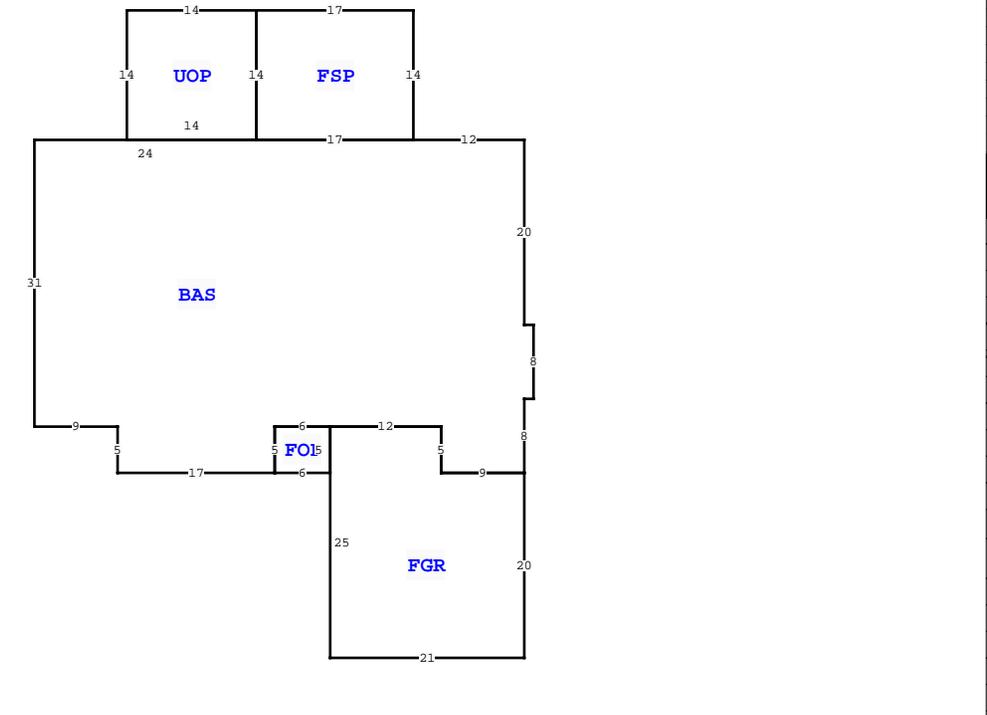


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
Quality	09	09

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,188	157.7862	179.88	393,577	1990	1990		0	0	35.00	65.00		
1 SINGLE FAM 100% - 2018 Heated Area: 1781 HX Base Yr 2018														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100		1,781	208,238
FGR	480	55		264	30,867
FOP	30	30		9	1,052
FSP	238	40		95	11,108
UOP	196	20		39	4,560
TOTALS	2,725			2,188	255,825

1013 NW SCENIC 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	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	34	24	UT	1.40	1.40	100	0	0	3	100	1,142	
3	0166	CONC,PAVMT	0	100	20	15	UT	1.40	1.40	100	0	0	3	100	420	

TOTAL OB/XF 2,762

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			255,825
TOTAL MARKET OB/XF VALUE			2,762
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			293,587
SOH/AGL Deduction			111,216
ASSESSED VALUE			182,371
TOTAL EXEMPTION VALUE	HX HB WR	56,411	
BASE TAXABLE VALUE			125,960
TOTAL JUST VALUE			293,587
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045300	Remodel	5,000	08/26/2022
000043104	Roof Replacement	14,500	11/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1009/0111	3/05/2004	WD Q	Q	I		155,000
GRANTOR: WRIGHT RICHARD L & SY						
GRANTEE: EDENFIELD MICHAEL S						
0806/0209	6/01/1995	WD Q	Q	I		102,000
GRANTOR: STOVALL GEORGE EDWARD						
GRANTEE: WRIGHT RICHARD L &						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W12 FSP= N14 W17 S14 E17\$ W17 UOP= N14 W14 S14 E14\$ W24 S31 E9 S5 E17 FOP= E6 N5 W6 S5\$ N5 E6 FGR= S25 E21N20 W9 N5 W12\$ E12 S5 E9 N8 E1N8 W1 N20\$.													