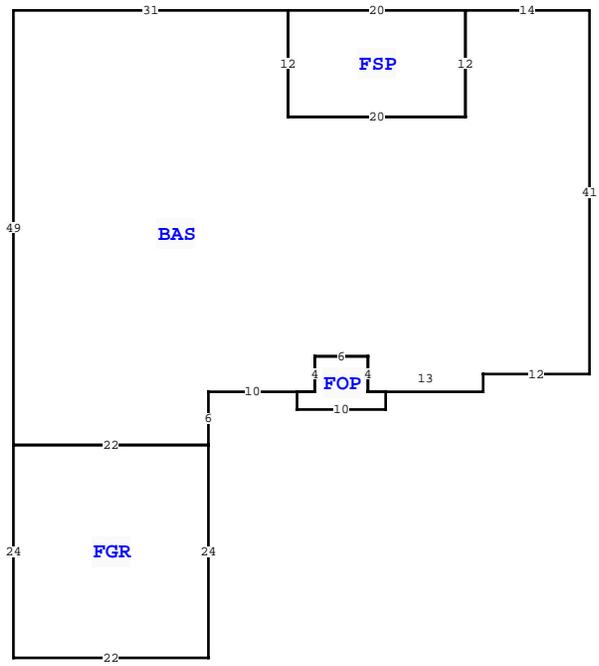


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	15 HARDTILE 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	N/A 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	04 04 100
Kitchen Adjus	01 01 100
Quality	07 07
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	
1	SINGLE FAM	100%	- 2022									
Heated Area: 2639 HX Base Yr 2022												



MAP NUM	MKT AREA				
22316.010	1.00/	06			
NEIGHBORHOOD/LOC	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,639	100		2,639	334,185
FGR	528	55		290	36,724
FOP	44	30		13	1,647
FSP	240	40		96	12,157
TOTALS	3,451			3,038	384,711

254 NW LAKE VALLEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,917.00	UT	3.00	3.00	100	2003	2003	3	100	5,751	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			384,711	
TOTAL MARKET OB/XF VALUE			7,751	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			427,462	
SOH/AGL Deduction			49,834	
ASSESSED VALUE			377,628	
TOTAL EXEMPTION VALUE	HX HB 13		377,628	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			427,462	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			432,394	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049132	Roof Replacement	34,800	01/31/2024
20310	SFR	432	01/10/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/2797	11/19/2021	WD	Q	I	01	399,000
GRANTOR: PERLA TODD A						
GRANTEE: HENDERSON JAMES EDW						
1093/1385	8/18/2006	WD	Q	I		330,000
GRANTOR: JACK E & SHEILA EASTE						
GRANTEE: TODD & BRENDA PERLA						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W14 FSP= W20 S12 E20 N12\$ S12 W20 N12 W31 S49 FGR= S24 E22 N24 W22\$ E22 N6 E10 FOP= S2 E10 N2 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E13 N2 E12 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	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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								