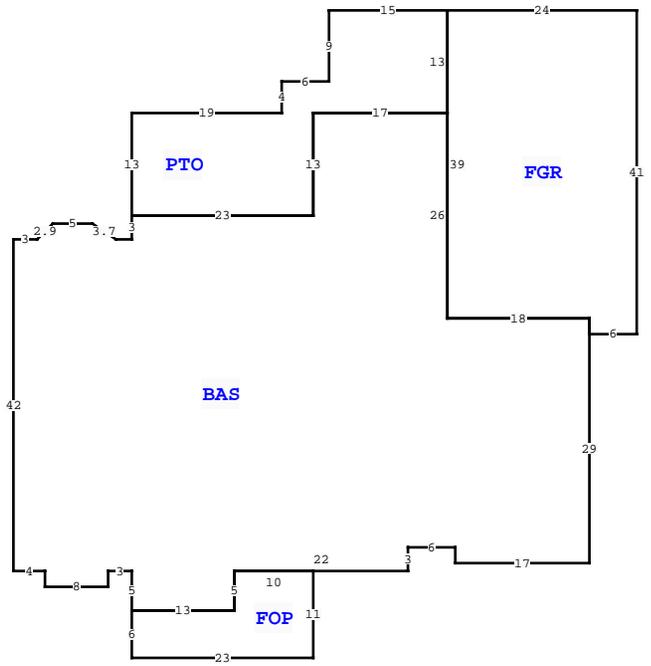


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
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		
0100	01	3,891	146.9899	164.63	640,575	2003	2003	0	0	22.00	78.00		
1 SINGLE FAM 100% - 2024 Heated Area: 3288 HX Base Yr 2024													



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
08	08	0100	SINGLE FAMILY	06	06	22316.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	3,288	100		3,288	422,216		
FGR	948	55		521	66,902		
FOP	188	30		56	7,191		
PTO	518	5		26	3,338		
TOTALS	4,942			3,891	499,648		

179 NW LAKE VALLEY TER, LAKE CITY

BLD DATE	LGL DATE
	04/03/2025
XF DATE	LAND DATE
INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		499,648	
TOTAL MARKET OB/XF VALUE		8,716	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		543,364	
SOH/AGL Deduction		0	
ASSESSED VALUE		543,364	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		491,953	
TOTAL JUST VALUE		543,364	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		549,770	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048704	Roof Replacement	38,372	11/20/2023
000047272	Electrical Servic	1,100	05/18/2023
20643	SFR	522	04/28/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/679	3/10/2023	WD	Q	I	01	550,000
GRANTOR: BINGER TAMMY L						
GRANTEE: MEEKS SHAUN A						
1444/17	7/30/2021	WD	Q	I	01	485,000
GRANTOR: DUNN DAVID						
GRANTEE: BINGER ROBERT L						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W2 L3 U2 W5 D2 L2 W3 S42 E4 S2 E8 N2 E3 S5 FOP= S6 E23 N11 W10 S5 W13\$ E13 N5 E22 N3 E6 S2 E17 N29 FGR= E6 N41 W24 S39 E18 S2\$ N2 W18 N26 PTO= N13 W15 S9 W6 S4 W19 S13 E23 N13 E17\$ W17 S13 W23 S3\$.	

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	0	2,350.00	UT	2.00	2.00	100	2003	2003	3	100	4,700	
2	0296	SHED METAL	0	100	12	168.00	UT	12.00	12.00	100	2008	2008	3	100	2,016	
3	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2022	2003		100	2,000	
TOTAL OB/XF 8,716																

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							