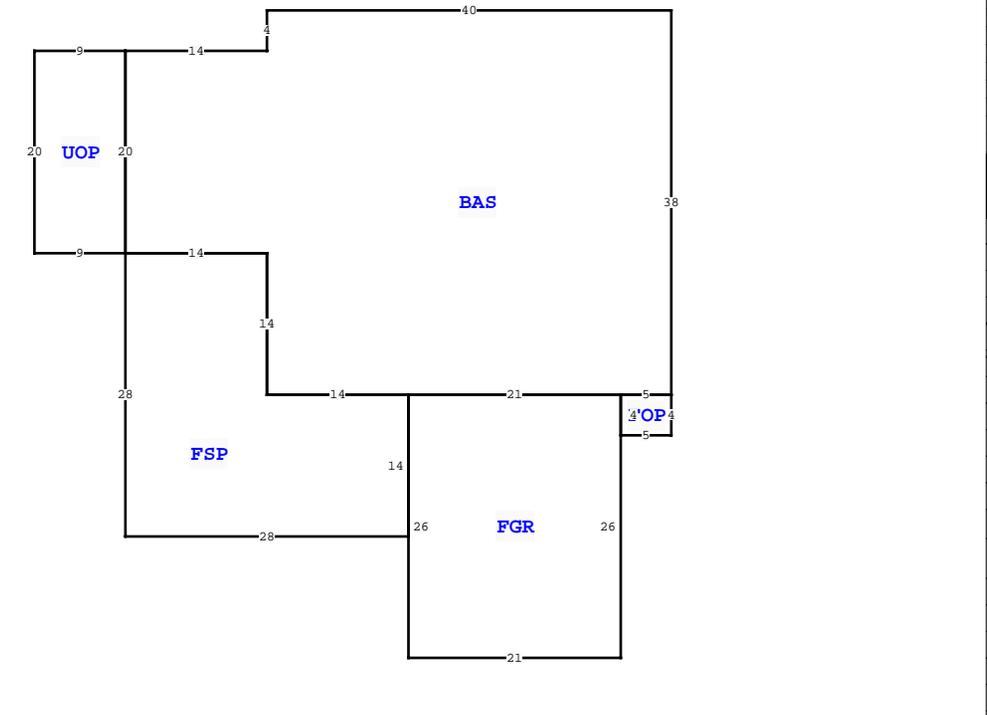


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2026								
Heated Area: 1800						HX Base Yr 2026					



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	22416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	193,046
FGR	546	55		300	32,174
FOP	20	30		6	643
FSP	588	40		235	25,203
UOP	180	20		36	3,861
TOTALS	3,134			2,377	254,929

168 SW FRIENDSHIP WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
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
1	0296	SHED METAL	0	100	12	14	168.00	UT	12.00	12.00	100
2	0166	CONC, PAVMT	0	100	4	36	144.00	UT	3.00	3.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0166	CONC, PAVMT	0	100	16	20	320.00	UT	2.25	2.25	100
5	0080	DECKING	0	100	0	0	1,588.00	UT	5.00	5.00	50
6	0166	CONC, PAVMT	0	100	14	116	1,624.00	UT	2.00	2.00	50
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
9	0030	BARN, MT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100

TOTAL OB/XF 28,462

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			254,929
TOTAL MARKET OB/XF VALUE			28,462
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			305,891
SOH/AGL Deduction			0
ASSESSED VALUE			305,891
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			254,480
TOTAL JUST VALUE			305,891
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042882	Roof Replacement	13,109	10/01/2021
27411	ADDN SFR	543	10/07/2008
20723	M H	125	05/20/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/2507	12/16/2024	WD	Q	I	01	359,000

GRANTOR: SHARPE MARCIA B
GRANTEE: BEAVER RONALD RAYMO
1179/0333 8/14/2009 WD U I 16 100
GRANTOR: SHARPE
GRANTEE: BURKI & SHARPE (JTW)

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 S4 W14 UOP= W9 S20 E9 N20\$ S20 FSP= S28 E28 N14 W14 N14 W14\$ E14 S14 E14 FGR= S26 E21 N26 W21\$ E21 FOP= S4 E5N4 W5\$ E5 N38 \$.