

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	14	CARPET	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
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,288	100	
FOP	116	30	
FSP	160	40	
TOTALS	1,564		

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%	- 2005		225,388	1992	2000	0	0	25.00	75.00										
Heated Area: 1288																					
HX Base Yr 2005																					
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/06/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>										BLD DATE		LGL DATE		XF DATE		LAND DATE	05/06/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			169,041
TOTAL MARKET OB/XF VALUE			1,050
TOTAL LAND VALUE - MARKET			47,656
TOTAL MARKET VALUE			217,747
SOH/AGL Deduction			60,522
ASSESSED VALUE			157,225
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			105,814
TOTAL JUST VALUE			217,747
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			211,279
SALE:1:1: LIFE ESTATE 1 AC WITH HOUSE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044152	Roof Replacement	10,000	04/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/0844	11/04/2013	TD	U	V	18	4,100
GRANTOR: CLERK OF COURT (MARY)						
GRANTEE: WILLIAM & TEREASA S						
1006/1685	2/04/2004	WD	Q	I		108,000
GRANTOR: WESLEY M & NADINE R C						
GRANTEE: WILLIAM R & TEREASA						

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	0294	SHED WOOD/	0	100	12	16			1.00	UT	0.00	0.00	100	1993	3	100	450
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00	0.00	100	2013	3	100	600

BUILDING NOTES									
340 SE CLUBHOUSE LN, LAKE CITY									

BUILDING DIMENSIONS									
BAS= W26 FSP= W20 S8 E20 N8S8 W20 S26 E14 S2 E12 FOP= E4 N4 E16 N5 W20 S9S N9 E20 N27S.									

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	1.65	AC		1.00	1.00	1.25	12,500.00	15,625.00	25,781							
2	0000	C	VAC RES	100		00	0.00	0.00	1.75	AC		1.00	1.00	1.00	12,500.00	12,500.00	21,875							