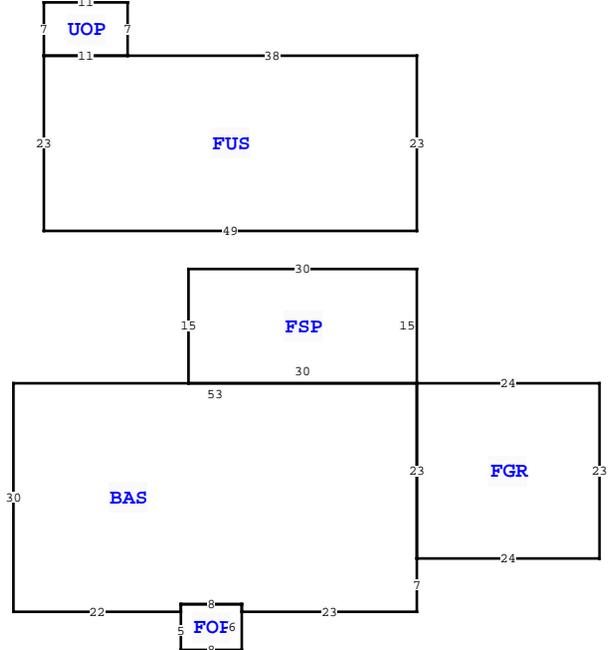


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
1	SINGLE FAM	100%	- 2025		473,956	1985	2000	0	0	75.00
					Heated Area: 2709					
					HX Base Yr 2025					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100		1,582	174,534
FGR	552	55		304	33,539
FOP	48	30		14	1,544
FSP	450	40		180	19,859
FUS	1,127	100		1,127	124,337
UOP	77	20		15	1,655
<b>TOTALS</b>	<b>3,836</b>			<b>3,222</b>	<b>355,467</b>

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100
3	0294	SHED WOOD/	0	100	6	48.00	UT	7.50	7.50	100
4	0130	CLFENCE 5	0	100	0	1.00	UT	0.00	0.00	100
5	0030	BARN, MT	0	100	24	1.00	UT	17,200.00	17,200.00	100

TOTAL OB/XF										
26,060										
183 NW AUBURN PL, LAKE CITY										
			BLD DATE				LGL DATE			
			XF DATE				LAND DATE	04/03/2025	MLU	
			INC DATE				AG DATE			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		355,467	
TOTAL MARKET OB/XF VALUE		26,060	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		416,527	
SOH/AGL Deduction		42,325	
ASSESSED VALUE		374,202	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		322,791	
TOTAL JUST VALUE		416,527	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		414,949	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047755	Remodel	18,563	07/26/2023
000047516	Roof Replacement	16,000	06/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/328	1/26/2024	WD Q	Q	I	01	469,900

BUILDING NOTES						
GRANTOR: BUCHANAN JAMES GEORGE						
GRANTEE: GUNTEK STAZ ANTHONY						
1431/1147	3/01/2021	WD U	I	30	100	
GRANTOR: BUCHANAN CONSTANCE						
GRANTEE: BUCHANAN JAMES GEOR						

BUILDING DIMENSIONS						
FSP= N15 W30 S15 E30\$ BAS= W53 S30 E22 FOP= S5 E8 N6 W8 S1\$						
N1 E8 S1 E23 N7 FGR= E24 N23 W24 S23\$ N23\$ PTR=N20 FUS= N23						
W38 UOP= N7 W11 S7 E11\$ W11 S23 E49\$ S20\$.						

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	% 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		RSF	2170.00	340.00	1.00	LT		1.00	1.00	35,000.00	35,000.00	35,000							