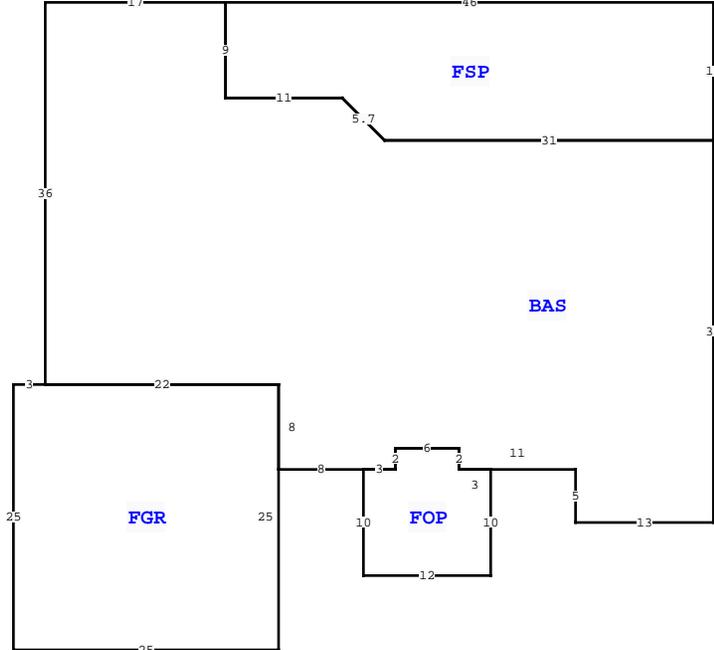


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
1	SINGLE FAM	0%	- 2022							
			Heated Area: 2103							
			HX Base Yr							



MAP NUM	MKT AREA	06			
23316.020	1.00/				
NEIGHBORHOOD/LOC	23316.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,103	100		2,103	221,298
FGR	625	55		344	36,199
FOP	132	30		40	4,209
FSP	546	40		218	22,940
TOTALS	3,406			2,705	284,646

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00
2	0294	SHED WOOD/	0	0	0	0	182.00	UT	3.50	3.50
3	0166	CONC,PAVMT	0	0	0	0	1,643.00	UT	1.50	1.50
4	0252	LEAN-TO W/	0	0	6	14	84.00	UT	2.00	2.00

TOTAL OB/XF										
5,270										
169 NW LAKE VISTA GLN, LAKE CITY										
			BLD DATE				LGL DATE			
			XF DATE				LAND DATE	04/14/2026	MLU	
			INC DATE				AG DATE			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		284,646	
TOTAL MARKET OB/XF VALUE		5,270	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		324,916	
SOH/AGL Deduction		0	
ASSESSED VALUE		324,916	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		324,916	
TOTAL JUST VALUE		324,916	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		324,200	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30959	MAINT/ALTR	45	04/18/2013
9445	SFR	345	03/13/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1365	1/14/2021	WD Q	Q	I	01	280,000
GRANTOR: ADAMS JOHN PRENTISS &						
GRANTEE: WEBB ROBERT ARTHUR						
1252/1002	4/03/2013	WD Q	Q	I	01	205,000
GRANTOR: GEORGE PRIDGEON JR &						
GRANTEE: JOHN PRENTISS ADAMS						

BUILDING NOTES										

BUILDING DIMENSIONS										
BAS= W17 S36 FGR= W3 S25 E25N25 W22\$ E22 S8 E8 FOP= S10 E12 N10 W3 N2 W6 S2 W3\$ E3 N2 E6 S2 E11 S5 E13 N36 FSP= N13 W46 S9 E11 R4 D4 E31\$ W31 U4 L4 W11 N9\$.										

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	0		RSF	2109.00	300.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							