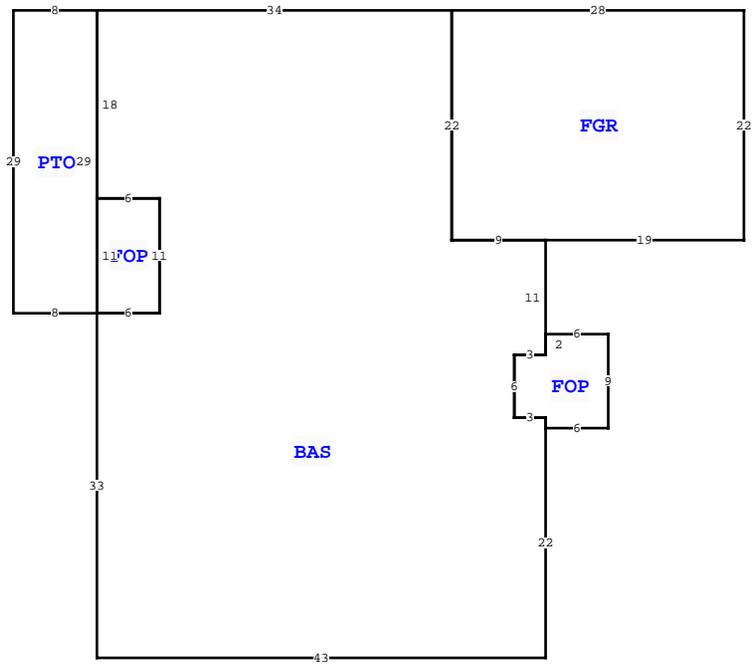




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectual Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	23316.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,384	100		2,384	225,360
FGR	616	55		339	32,046
FOP	66	30		20	1,891
FOP	72	30		22	2,080
PTO	232	5		12	1,134
TOTALS	3,370			2,777	262,510

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2025									
				Heated Area: 2384								
				HX Base Yr								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		262,510	
TOTAL MARKET OB/XF VALUE		6,429	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		303,939	
SOH/AGL Deduction		0	
ASSESSED VALUE		303,939	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		303,939	
TOTAL JUST VALUE		303,939	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		303,058	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049065	Roof Replacement	17,000	01/23/2024
8054	SFR	70,000	02/10/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/694	1/21/2026	CT	U	I	18	100

GRANTOR: CLERK OF COURT
GRANTEE: U.S. BANK NATIONAL
0876/2051 3/12/1999 WD Q I 150,000
GRANTOR: KESTERKE
GRANTEE: GAMMAGE

EXTRA FEATURES		190 NW OMAHA WAY, LAKE CITY														
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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	2,891.00	UT	1.50	1.50	80	0	0	3	80	3,469	
3	0296	SHED METAL	0	0	12	192.00	UT	5.00	5.00	100	1994	1994	3	100	960	

LAND DESCRIPTION		TOTAL OB/XF 6,429																						
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

LAND DESCRIPTION		TOTAL OB/XF 6,429																						
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							