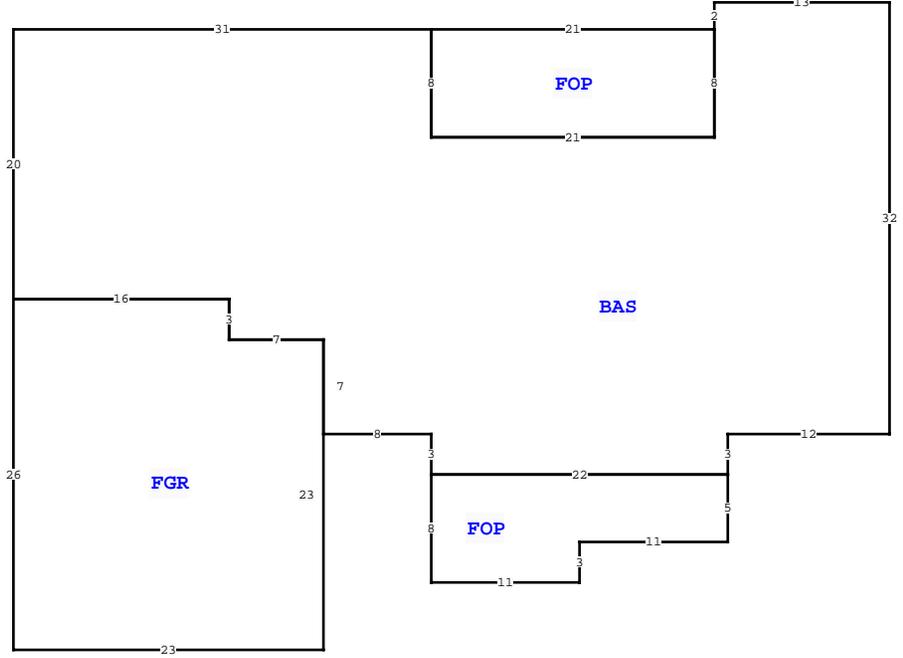


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23316.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,665	100	
FGR	577	55	
FOP	143	30	
FOP	168	30	
TOTALS	2,553		

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%	- 2023								
Heated Area: 1665						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		261,624	
TOTAL MARKET OB/XF VALUE		20,301	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		309,925	
SOH/AGL Deduction		0	
ASSESSED VALUE		309,925	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		258,514	
TOTAL JUST VALUE		309,925	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,605	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045741	Swimming Pool and	66,234	10/21/2022
39640	SFR	0	04/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/886	8/01/2022	WD Q	Q	I	01	315,000
GRANTOR: DUCKETT BRANTLEY S						
GRANTEE: MILLIMAN TERRY LYN						
1434/629	4/02/2021	WD Q	Q	I	01	267,500
GRANTOR: EAGLE THOMAS H MANAGI						
GRANTEE: DUCKETT BRANTLEY S						

EXTRA FEATURES		119 NW KIRSTIN DR, 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	0166	CONC, PAVMT	0	100	0	0	UT	2.25	2.25	100	2021	2020		100	2,781	
2	0280	POOL R/CON	0	100	12	20	UT	70.00	70.00	100	2023	2022		95	15,960	
3	0166	CONC, PAVMT	0	100	0	0	UT	3.00	3.00	100	2023	2022		100	1,560	

LAND DESCRIPTION		TOTAL OB/XF 20,301																						
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=80,51] E16 S3 E7 S7 E8 S3 E22 N3 E12 N32 W13 S2 S8 W21 N8 W31 S20 \$	
FGR=[ORIG=80,51] S26 E23 N23 W7 N3 W16 \$	
FOP=[ORIG=111,31] S8 E21 N8 W21 \$	
FOP=[ORIG=111,64] S8 E11 N3 E11 N5 W22 \$	