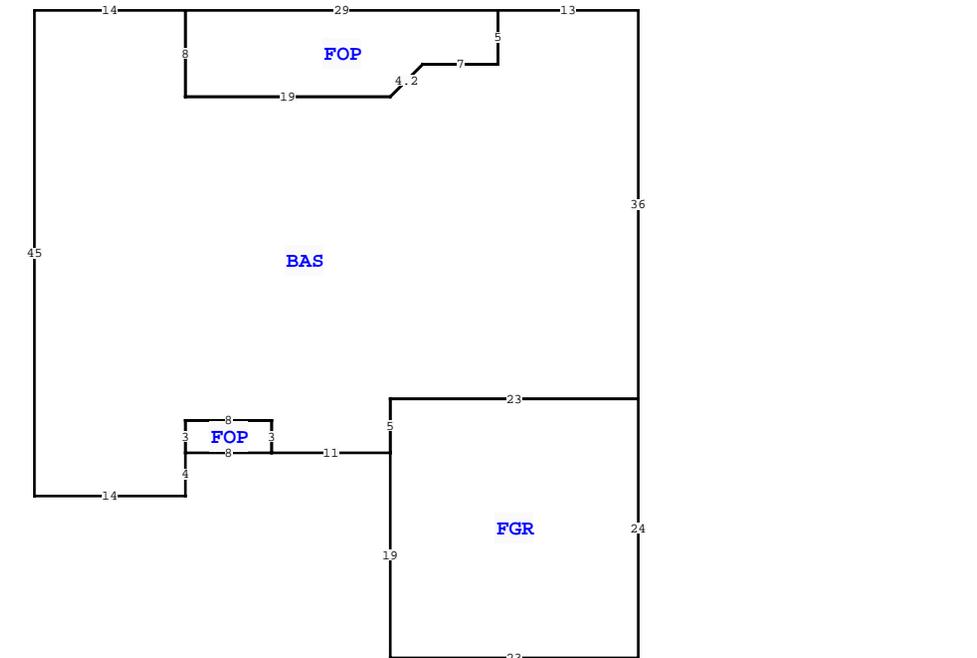




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	13	LAM/VNLPLK	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06

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%	- 2022									Heated Area: 2007	
												HX Base Yr 2022	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,007	100		2,007	200,812
FGR	552	55		304	30,417
FOP	24	30		7	700
FOP	207	30		62	6,203
TOTALS	2,790			2,380	238,134

118 SW GUINEVERE WAY, LAKE CITY

BLD DATE	LGL DATE	
XF DATE	LAND DATE	04/14/2026 MLU
INC DATE	AG DATE	

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	0166	CONC, PAVMT	0	100	0	0	1,649.00	UT	2.25	2.25	100	2005	2005	3	100	3,710	
2	0169	FENCE/WOOD	0	100	0	0	250.00	UT	13.50	13.50	25	2009	2009	3	25	844	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

TOTAL OB/XF 5,354

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE				238,134
TOTAL MARKET OB/XF VALUE				5,354
TOTAL LAND VALUE - MARKET				35,000
TOTAL MARKET VALUE				278,488
SOH/AGL Deduction				43,721
ASSESSED VALUE				234,767
TOTAL EXEMPTION VALUE				51,411
HX HB				
BASE TAXABLE VALUE				183,356
TOTAL JUST VALUE				278,488
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				277,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049042	Roof Replacement	49,003	01/18/2024
23513	SFR	586	08/19/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/398	5/07/2021	WD Q	Q	I	01	245,000
GRANTOR: LINXWILER BETTY S						
GRANTEE: BELLAMY JOHNATHAN M						
1337/1295	5/18/2017	WD Q	Q	I	01	195,000
GRANTOR: KENNON A WRIGHT						
GRANTEE: GLEN B & BETTY S LI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W13 FOP= W29 S8 E19 R3 U3 E7 N5\$ S5 W7 D3 L3 W19 N8 W14 S45 E14 N4 FOP= E8 N3 W8 S3\$ N3 E8 S3 E11 FGR= S19 E23 N24 W23 S5\$ N5 E23 N36\$.