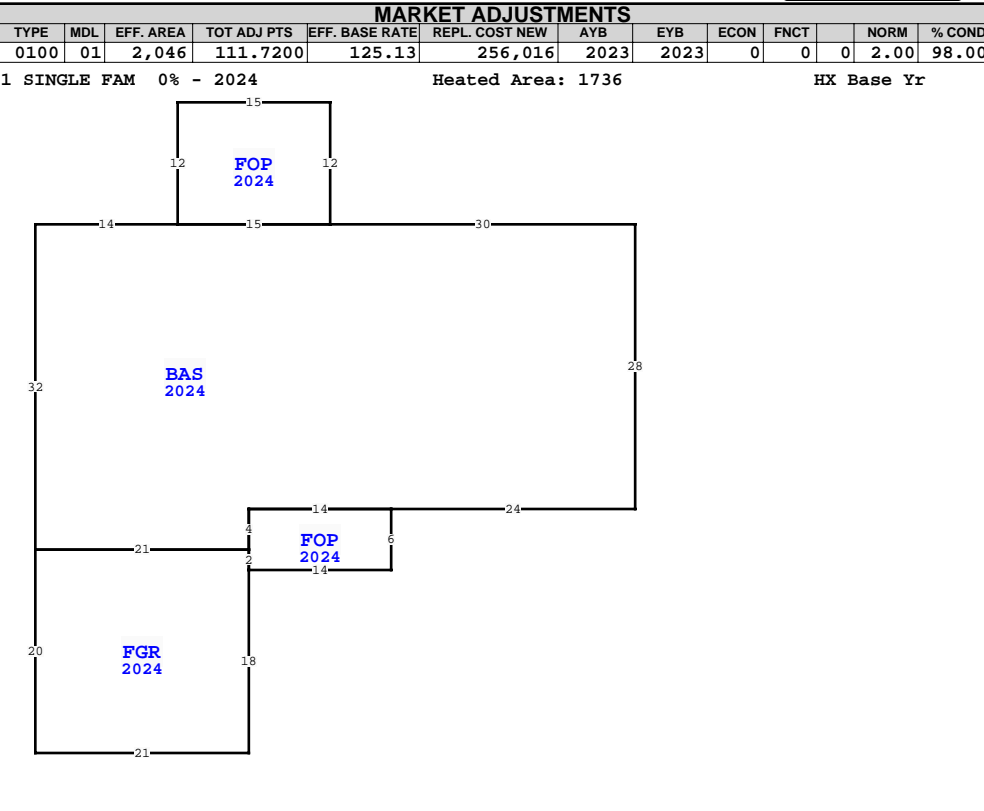




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	05	05	
DOR CODE	0100	SINGLE FAMILY	



MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	23416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	2024	1,736	212,881
FGR	420	55	2024	231	28,327
FOP	84	30	2024	25	3,065
FOP	180	30	2024	54	6,622
TOTALS	2,420			2,046	250,896

170 SW GUINEVERE WAY, LAKE CITY

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

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	0	0	0		600.00	UT	3.00				3.00	1,800	

TOTAL OB/XF 1,800

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	0.85	35,000.00	29,750.00	29,750							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		250,896	
TOTAL MARKET OB/XF VALUE		1,800	
TOTAL LAND VALUE - MARKET		29,750	
TOTAL MARKET VALUE		282,446	
SOH/AGL Deduction		0	
ASSESSED VALUE		282,446	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		282,446	
TOTAL JUST VALUE		282,446	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		285,006	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045726	New Residential C	170,000	12/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/745	5/07/2021	WD Q	Q	V	05	70,500
GRANTOR: MIHALCIK ANITA U MHAT						
GRANTEE: ROBERTS MICHAEL						
1078/0829	12/22/2005	QC Q	Q	V	01	100
GRANTOR: UMESH & SHILPA MHATRE						
GRANTEE: ANITA U MHATRE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=61,10] S32 E21 N4 E14 E24 N28 W30 W15 W14 \$	
FOP=[YR=2024;ORIG=75,-2] S12 E15 N12 W15 \$	
FGR=[YR=2024;ORIG=61,42] S20 E21 N18 N2 W21 \$	
POP=[YR=2024;ORIG=82,38] S4 S2 E14 N6 W14 \$	