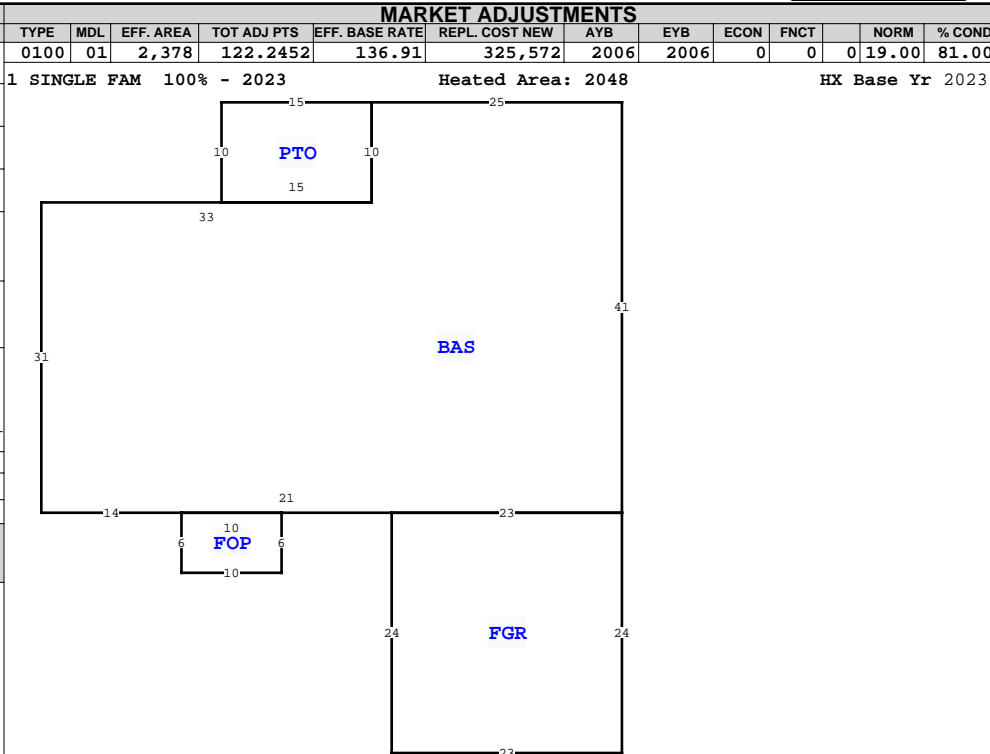


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	23416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,048	100
FGR	552	55
FOP	60	30
PTO	150	5
TOTALS	2,810	
TOTALS		2,378
TOTALS		263,713



195 SW LANCELOT GLN, LAKE CITY

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

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	1,036.00	UT	3.00	3.00	100	2006	2006	3	100	3,108	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	0060	CARPORT F	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
4	0030	BARN, MT	0	100	0	0	1.00	UT	9,000.00	9,000.00	100	2025	2024		100	9,000	

LAND DESCRIPTION										TOTAL OB/XF														
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		263,713	
TOTAL MARKET OB/XF VALUE		13,708	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		312,421	
SOH/AGL Deduction		12,495	
ASSESSED VALUE		299,926	
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE		243,515	
TOTAL JUST VALUE		312,421	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		315,677	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049650	Roof Replacement	9,500	04/18/2024
24439	SFR	616	04/27/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/1008	6/16/2022	WD Q	Q	I	01	317,000
GRANTOR: SWANTON DEBORAH LYNNE						
GRANTEE: BEARDSLEY JERALD						
1099/1926	10/18/2006	WD Q	Q	I		189,900
GRANTOR: DONALD & SANDRA WILLI						
GRANTEE: DEBORAH LYNNE SWANT						

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W25 PTO= W15 S10 E15 N10\$ S10 W33 S31 E14 FOP= S6 E10 N6 W10\$ E21 FGR= S24 E23 N24 W23\$ E23 N41\$.