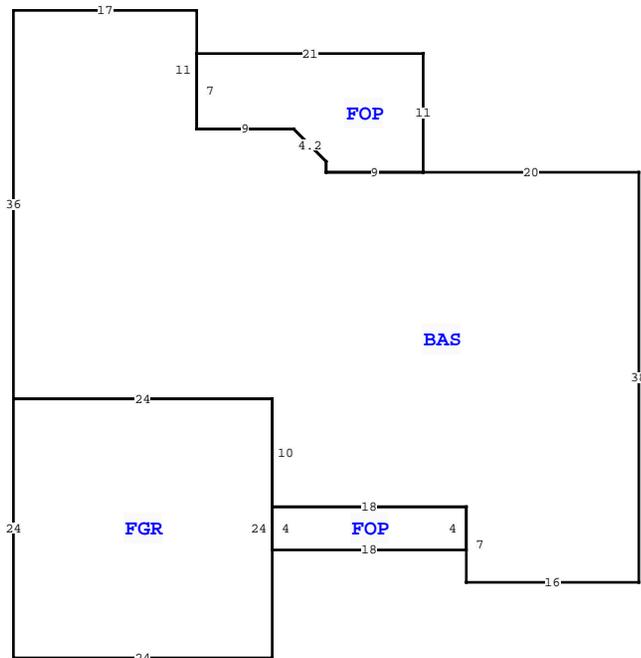


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,364	116.6220	132.95	314,294	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2008 Heated Area: 1969 HX Base Yr 2008													



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	1,969	100		1,969	212,041
FGR	576	55		317	34,137
FOP	72	30		22	2,369
FOP	188	30		56	6,030
TOTALS	2,805			2,364	254,578

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY				
Tax Group: 2 Tax Dist: STANDARD				
BUILDING MARKET VALUE 254,578				
TOTAL MARKET OB/XF VALUE 18,244				
TOTAL LAND VALUE - MARKET 35,000				
TOTAL MARKET VALUE 307,822				
SOH/AGL Deduction 108,613				
ASSESSED VALUE 199,209				
TOTAL EXEMPTION VALUE HX HB 51,411				
BASE TAXABLE VALUE 147,798				
TOTAL JUST VALUE 307,822				
NCON VALUE 0				
INCOME VALUE				
PREVIOUS YEAR MKT VALUE 306,449				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051664	Roof Replacement	30,000	11/27/2024
23756	SFR	613	10/24/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1125/1036	7/13/2007	WD Q	Q	I		229,900
GRANTOR: FRANCES KESTAR GARDNE						
GRANTEE: TIMOTHY & TAMMY MOR						
1088/0266	6/22/2006	WD Q	Q	I		215,800
GRANTOR: DONALD & SANRA WILLIA						
GRANTEE: FRANCES LESTAR GARD						

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	2,127.00	UT	1.50	1.50	100	2006	2006	3	100	3,191	
2	0169	FENCE/WOOD	0	100	0	450.00	UT	13.50	13.50	70	2009	2009	3	70	4,253	
3	0030	BARN, MT	0	100	0	1.00	UT	9,300.00	9,300.00	100	2025	2024		100	9,300	
4	0252	LEAN-TO W/	0	100	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

217 SW LANCELOT GLN, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE 04/03/2025 MLU													
AG DATE													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W20 FOP= N11 W21 S7 E9 D3 R3 S1 E9S W9 N1 L3 U3 W9													
N11W17 S36 FGR= S24 E24 N24 W24S E24 S10 FOP= S4 E18 N4 W18S													
E18 S7 E16 N38S .													

LAND DESCRIPTION														TOTAL OB/XF 18,244										
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							