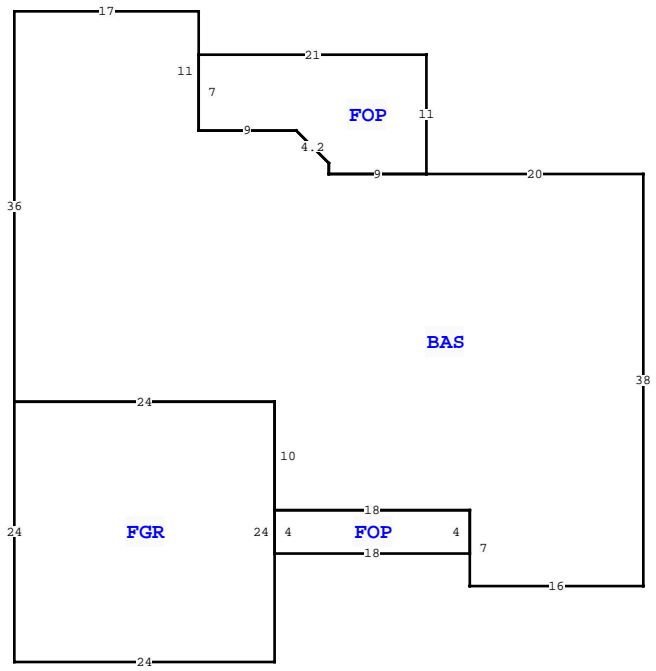


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
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
BAS	1,969	100	
FGR	576	55	
FOP	72	30	
FOP	188	30	
TOTALS	2,805		

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%	2008								
Heated Area: 1969						HX Base Yr 2008					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	250,117			
TOTAL MARKET OB/XF VALUE	18,244			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	303,361			
SOH/AGL Deduction	104,152			
ASSESSED VALUE	199,209			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	147,798			
TOTAL JUST VALUE	303,361			
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															BLD DATE		LGL 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	BLD DATE	LGL DATE	
1	0166	CONC, PAVMT	0	100	0	0	2,127.00	UT	1.50	1.50	100	2006	2006	3	100	3,191		04/03/2025	MLU	
2	0169	FENCE/WOOD	0	100	0	0	450.00	UT	13.50	13.50	70	2009	2009	3	70	4,253				
3	0030	BARN, MT	0	100	0	0	1.00	UT	9,300.00	9,300.00	100	2025	2024		100	9,300				
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500				
TOTALS																	217 SW LANCELOT GLN, LAKE CITY			
																	BLD DATE		LGL DATE	
																	XF DATE		LAND DATE	
																	INC DATE		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														
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							