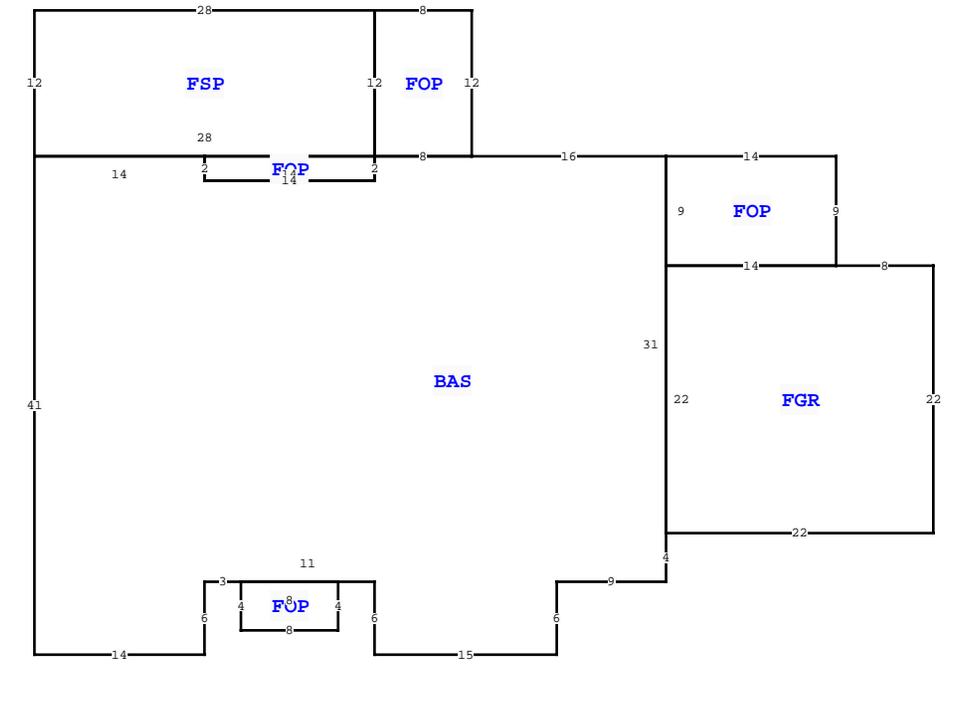


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,451	114.1440	130.12	318,924	2006	2006	0	0	19.00	81.00



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			258,328
TOTAL MARKET OB/XF VALUE			10,255
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			303,583
SOH/AGL Deduction			0
ASSESSED VALUE			303,583
TOTAL EXEMPTION VALUE			HX HB 51,411
BASE TAXABLE VALUE			252,172
TOTAL JUST VALUE			303,583
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			293,849

QUALITY	DOR CODE	MAP NUM	MKT AREA		
05 05	0100		06		
NEIGHBORHOOD/LOC 23416.00 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,966	100		1,966	207,211
FGR	484	55		266	28,036
FOP	28	30		8	843
FOP	32	30		10	1,054
FOP	96	30		29	3,056
FOP	126	30		38	4,005
FSP	336	40		134	14,123
TOTALS	3,068			2,451	258,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054376	Roof Replacement	26,248	10/30/2025
24754	SFR	604	07/17/2006
24716	SFR	613	07/06/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/459	9/25/2025	WD	Q	I	01	339,000
GRANTOR: WILLIAMS ALLEN K						
GRANTEE: CRAY ELMIRA CASSAND						
1177/0783	7/15/2009	WD	Q	I	01	160,000
GRANTOR: DONALD & SANDRA WILLI						
GRANTEE: ALLEN & PATRICIA WI						

234 SW LANCELOT GLN, LAKE CITY	BLD DATE	LGL DATE	04/14/2026	MLU
	XF DATE	LAND DATE		
	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	1,222.00	UT	2.50	2.50	100	2009	2009	3	100	3,055	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	
3	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W16 FOP= N12 W8 S12 E8\$ W8 FSP= N12 W28 S12 E28 \$ FOP= W14 S2 E14N2\$ S2 W14 N2 W14 S41 E14 N6 E3 FOP= S4 E8 N4 W8\$ E11 S6E15 N6 E9 N4 FGR= E22 N22 W8FOP= N9 W14 S9 E14\$ W14 S22\$ N31\$.									

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							