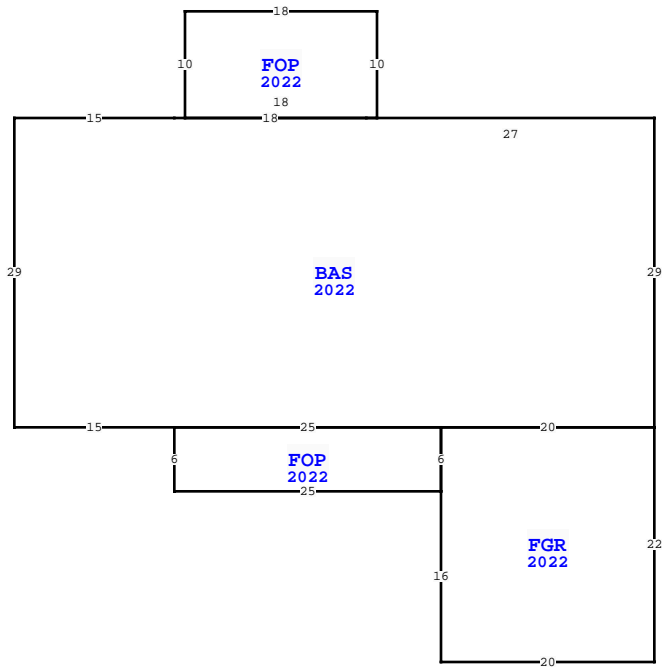


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
02	WOOD FRAME 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
06	06				
0100	SINGLE FAMILY				
06	MKT AREA				
23416.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2022	1,740	215,615
FGR	440	55	2022	242	29,988
FOP	150	30	2022	45	5,577
FOP	180	30	2022	54	6,691
TOTALS	2,510			2,081	257,870

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,081	115.2480	129.08	268,615	2021	2021	0	0	4.00	96.00
1 SINGLE FAM 100% - 2023 Heated Area: 1740 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			257,870
TOTAL MARKET OB/XF VALUE			2,800
TOTAL LAND VALUE - MARKET			29,750
TOTAL MARKET VALUE			290,420
SOH/AGL Deduction			13,530
ASSESSED VALUE			276,890
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			225,479
TOTAL JUST VALUE			290,420
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			293,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041877	New Residential C	180,000	05/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/2745	1/10/2022	WD Q	Q	I	01	318,000
GRANTOR: CONNER JAMES						
GRANTEE: NAJEM DANIEL W						
1431/2790	3/04/2021	WD Q	Q	V	01	24,000
GRANTOR: MHATRE AJAY U & CYNTH						
GRANTEE: CONNER JAMES						

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	1.00	UT	2,800.00	2,800.00	100	2025	2024		100	2,800	

117 SW GUINEVERE WAY, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/14/2026 MLU

BUILDING NOTES														
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BUILDING DIMENSIONS
 BAS=[YR=2022;ORIG=50,20] S29 E15 E25 E20 N29 W27 W18 W15 \$
 FOP=[YR=2022;ORIG=66,10] S10 E18 N10 W18 \$
 FOP=[YR=2022;ORIG=65,49] S6 E25 N6 W25 \$
 FGR=[YR=2022;ORIG=90,49] S6 S16 E20 N22 W20 \$

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	0.85	35,000.00	29,750.00	29,750							