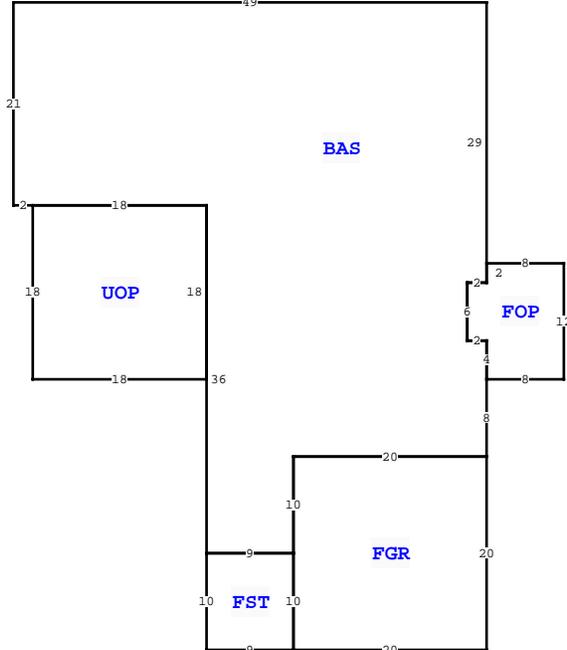




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 90				
Exterior Wall	21 STONE 10				
Roof Structure	08 IRREGULAR 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	4 100				
Bathrooms	2.5 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectural Units	05 CONV 100 0 100				
Condition Adj	03 100				
Kitchen Adjus	01 01 100				
Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	24316.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,861	100		1,861	158,573
FGR	400	55		220	18,746
FOP	108	30		32	2,727
FST	90	55		50	4,261
UOP	324	20		65	5,539
TOTALS	2,783			2,228	189,845

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%	- 2022								
Heated Area: 1861						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			189,845
TOTAL MARKET OB/XF VALUE			39,651
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			274,496
SOH/AGL Deduction			21,953
ASSESSED VALUE			252,543
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			196,132
TOTAL JUST VALUE			274,496
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			275,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27014	POOL	225	05/15/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/710	5/28/2021	WD	Q	I	01	304,000
GRANTOR: HOUSTON AMANDA L						
GRANTEE: SHIFLETT MICHAEL DA						
1295/0947	5/28/2015	WD	U	I	30	100
GRANTOR: ADAM HOUSTON & AMANDA						
GRANTEE: AMANDA L HOUSTON						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	24	24	576.00	UT	3.50	100	1992	1992	3	100	2,016	
4	0280	POOL R/CON	0	100	14	38	532.00	UT	70.00	100	2008	2008	3	58	21,599	
5	0282	POOL ENCL	0	100	0	0	2,156.00	UT	15.00	100	2008	2008	3	40	12,936	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2009	2009	3	100	800	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	600	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	200	

TOTAL OB/XF												39,651												
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-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							

BUILDING NOTES	
110 NW WHITE OAK GLN, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W49 S21 E2 UOP= S18 E18 N18 W18 E18 S36 FST= S10 E9 N10 W9 E9 FGR= S10 E20 N20 W20 S10 E10 N10 E20 N8 FOP= E8 N12 W8 S2 W2 S6 E2 S4 S4 N4 W2 N6 E2 N29 S.	