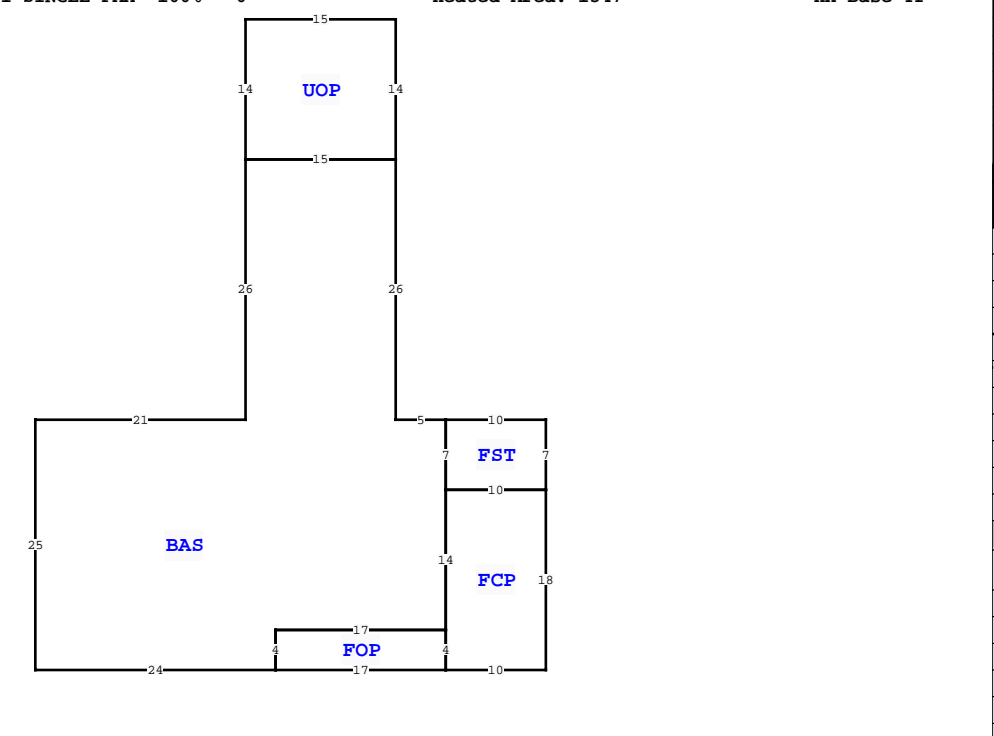


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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	1,492	120.4830	134.94	201,330	1981	1981	0	0	35.00	65.00		



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
05 05	0100		24415.010 1.00/
DOR CODE		MKT AREA	
		02	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,347	100		1,347	118,147
FCP	180	25		45	3,947
FOP	68	30		20	1,754
FST	70	55		38	3,333
UOP	210	20		42	3,684

184 SW TALL PINE CT, LAKE CITY

BLD DATE	LGL DATE
	05/08/2026 MLU
XF DATE	LAND DATE
INC DATE	AG 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
1	0294	SHED WOOD/	0	100	12	16	192.00	UT	2.00	2.00	100	1993	1993	3	100	384	
2	0166	CONC,PAVMT	0	100	14	17	238.00	UT	1.50	1.50	100	1993	1993	3	100	357	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

TOTAL OB/XF																
841																

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		A-1	0.00	0.00	0.83	AC		1.00	1.00	1.00	18,000.00	18,000.00	14,940							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	130,864		
TOTAL MARKET OB/XF VALUE	841		
TOTAL LAND VALUE - MARKET	14,940		
TOTAL MARKET VALUE	146,645		
SOH/AGL Deduction	76,772		
ASSESSED VALUE	69,873		
TOTAL EXEMPTION VALUE	HX HB 44,873		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	146,645		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	144,155		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052474	Remodel	6,000	03/03/2025

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W5 N26 UOP= N14 W15 S14 E15\$ W15 S26 W21 S25E24 FOP= E17 N4 W17 S4\$ N4 E17 FCP= S4 E10 N18 W10 S14\$ N14 FST= E10 N7 W10 S7\$ N7\$.