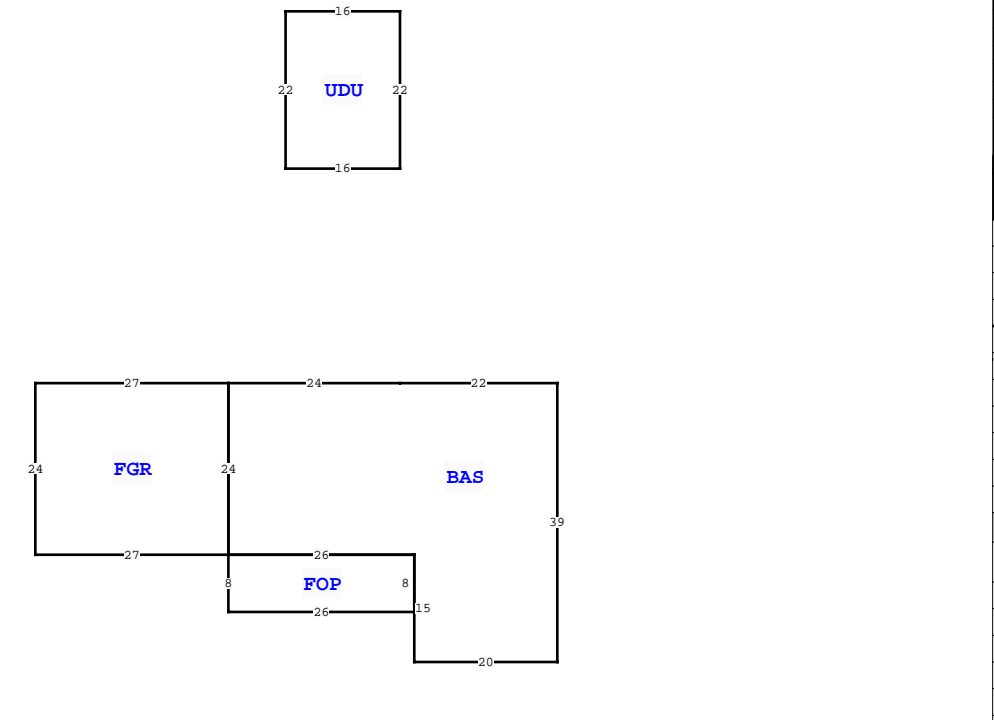




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 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	
1	SINGLE FAM	100%	2007		245,892	1988	1988	0	0	35.00	65.00	



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	24416.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	111,310
FGR	648	55		356	28,224
FOP	208	30		62	4,915
UDU	352	55		194	15,380
TOTALS	2,612			2,016	159,830

BLD DATE	LGL DATE	04/03/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

EXTRA FEATURES		365 SW CHRIS TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	3.00
2	0258	PATIO	0.00
3	0031	BARN, MT AE	9.00

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	1,350.00	UT	3.00	3.00	100	0	0	3	100	4,050	
2	0258	PATIO	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
3	0031	BARN, MT AE	0	100	24	720.00	UT	9.00	9.00	100	2021	2020		100	6,480	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		159,830	
TOTAL MARKET OB/XF VALUE		10,830	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		205,660	
SOH/AGL Deduction		81,594	
ASSESSED VALUE		124,066	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		72,655	
TOTAL JUST VALUE		205,660	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		205,660	

LAND:1:1: 1.00 AC			
SALE:1:1: LOT 9, CANNON CREEK ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
40138	ELECTRICAL	0	07/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1075/1150	2/08/2006	WD	Q	I		159,900
GRANTOR: ROBERT D ROYER						
GRANTEE: VINCENT DEVITA						
1063/0750	9/27/2005	WD	Q	I		89,700
GRANTOR: BARKSDALE						
GRANTEE: ROBERT D ROYER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W24 S24 E26 S15 E20 N39 W22 \$	
FGR=[ORIG=-24,0] W27 S24 E27 N24 \$	
UDU=[ORIG=0,-30] N22 W16 S22 E16 \$	
FOP=[ORIG=-24,24] S8 E26 N8 W26 \$.	

LAND DESCRIPTION		TOTAL OB/XF 10,830																						
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	1227.00	192.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							