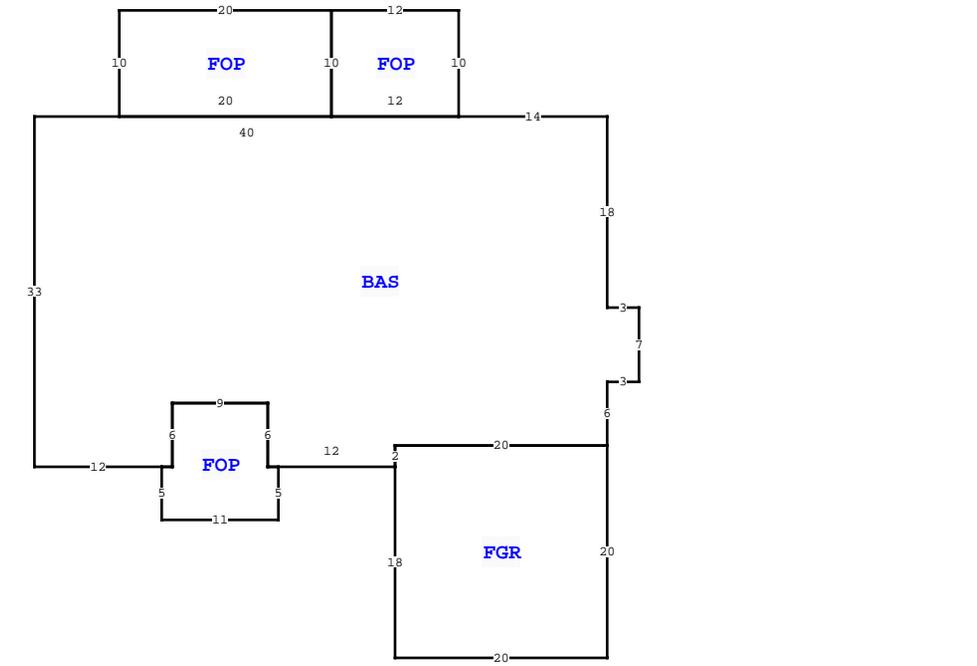




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,058	119.7950	136.57	281,061	2005	2005	0	0	20.00	80.00		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		224,849	
TOTAL MARKET OB/XF VALUE		11,486	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		271,335	
SOH/AGL Deduction		100,998	
ASSESSED VALUE		170,337	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		118,926	
TOTAL JUST VALUE		271,335	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,894	



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		24416.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,709	100		1,709	186,718
FGR	400	55		220	24,036
FOP	109	30		33	3,606
FOP	120	30		36	3,934
FOP	200	30		60	6,555
TOTALS	2,538			2,058	224,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054198	Roof Replacement	18,600	10/06/2025
23155	SFR	491	05/17/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/0468	8/14/2014	WD Q	Q	I	01	165,000
GRANTOR: MANDI C TOUCHTON						
GRANTEE: MICHELLE T FULTON						
1256/1296	6/11/2013	WD Q	Q	I	01	152,000
GRANTOR: LEONARD & KAREN POND						
GRANTEE: MANDI C TOUCHTON						

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	0	896.00	UT	2.50	2.50	100	2005	2005	3	100	2,240	
2	0031	BARN, MT AE	0	100	20	25	500.00	UT	11.00	11.00	100	2009	2009	3	100	5,500	
3	0169	FENCE/WOOD	0	100	0	0	370.00	UT	13.50	13.50	75	2009	2009	3	75	3,746	

127 SW GARDNER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W14 FOP= N10 W12 FOP= W20 S10 E20 N10\$ S10 E12\$ W40 S33 E12 FOP= S5 E11 N5 W1 N6 W9 S6 W1\$ E1 N6 E9 S6 E12 FGR= S18 E20 N20 W20 S2\$ N2 E20 N6 E3 N7 W3N18\$.													

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							