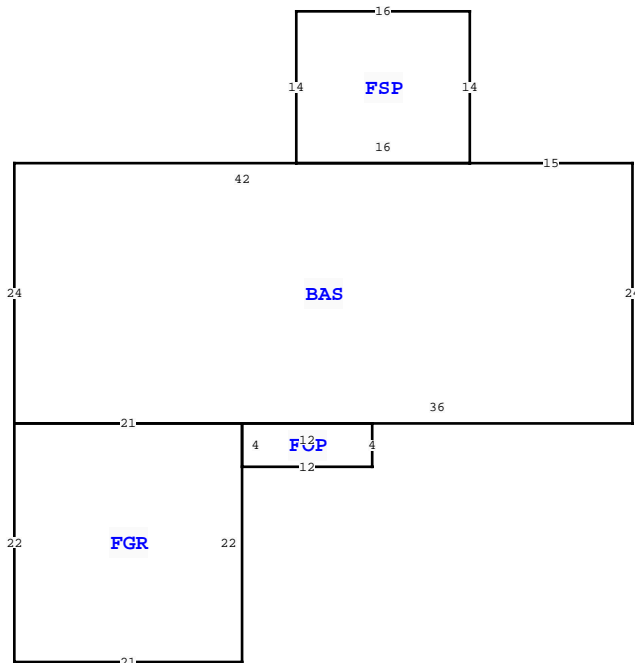




ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

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%	- 2021									
Heated Area: 1368						HX Base Yr 2021						



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	1,368	100		1,368	154,322
FGR	462	55		254	28,653
FOP	48	30		14	1,579
FSP	224	40		90	10,153
TOTALS	2,102			1,726	194,707

161 SW GARDNER TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			194,707
TOTAL MARKET OB/XF VALUE			4,058
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			233,765
SOH/AGL Deduction			58,682
ASSESSED VALUE			175,083
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			123,672
TOTAL JUST VALUE			233,765
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37224	MAINT/ALTR	75	09/17/2018
22092	SFR	433	07/16/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0707	10/19/2020	WD Q	Q	I	01	195,000
GRANTOR: KEVIN S & KARLI CLARK						
GRANTEE: QUINTIN & MARSHA NO						
1383/0584	4/24/2019	WD Q	Q	I	01	167,500
GRANTOR: LYNN E & MARGARET T H						
GRANTEE: KEVIN S & KARLI CLA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 FSP= N14 W16 S14 E16\$ W42 S24 FGR= S22 E21 N22 W21\$ E21 FOP= S4 E12 N4 W12\$ E36 N24\$.	

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	829.00	UT	2.00	2.00	100	2004	2004	3	100	1,658	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0120	CLFENCE	4	0	100	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	

LAND DESCRIPTION		TOTAL OB/XF															4,058							
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							