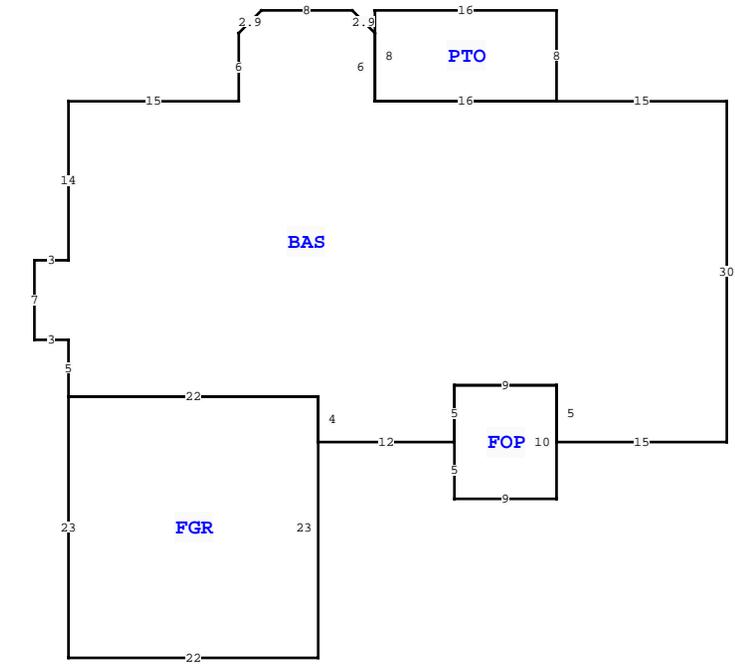




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	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	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,720	100	
FGR	506	55	
FOP	90	30	
PTO	128	5	
TOTALS	2,444		
		2,031	215,838

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,031	116.5230	132.84	269,798	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 0% - 0 Heated Area: 1720 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	215,838			
TOTAL MARKET OB/XF VALUE	3,150			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	253,988			
SOH/AGL Deduction	0			
ASSESSED VALUE	253,988			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	253,988			
TOTAL JUST VALUE	253,988			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	252,853			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22839	SFR	527	02/23/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/1460	9/29/2005	WD Q	Q	I		184,000
GRANTOR: KINGDOM PROPERTIES						
GRANTEE: VY D DUONG						
1016/2641	5/14/2004	WD Q	Q	V		24,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: KINGDOM PROPERTIES						

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	0	0	1,260.00	UT	2.50	2.50	100	2005	2005	3	100	3,150	

TOTAL OB/XF														3,150	
257 SW MELBA GLN, LAKE CITY															
BLD DATE															
XF DATE															
INC DATE															
LGL DATE															
LAND DATE															
AG DATE															
04/14/2026 MLU															

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W15 PTO= N8 W16 S8 E16\$ W16 N6 L2 U2 W8 D2 L2 S6 W15 S14 W3 S7 E3 S5 FGR= S23 E22 N23 W22\$ E22 S4 E12 FOP= S5 E9 N10 W9 S5 \$ N5 E9 S5 E15 N30\$.													

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000										