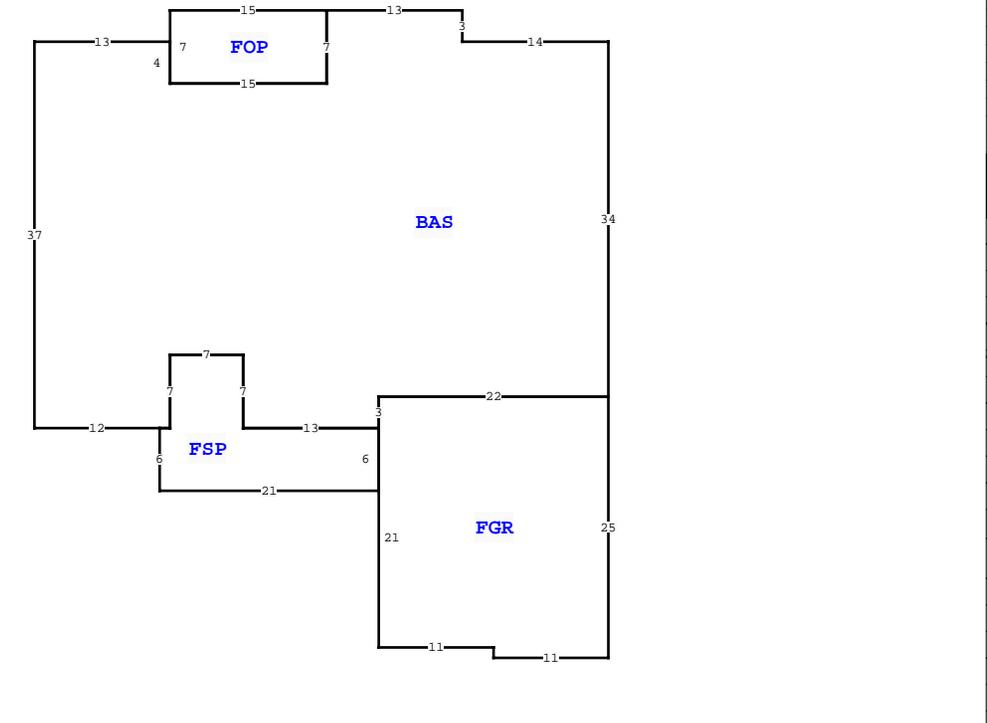


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 80
Interior Floo	13 LAM/VNLPLK 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	24416.00 1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,297	130.0266	148.23	340,484	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1899 HX Base Yr 2022													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,899	100		1,899	230,821
FGR	539	55		296	35,978
FOP	105	30		32	3,889
FSP	175	40		70	8,508
<b>TOTALS</b>	<b>2,718</b>			<b>2,297</b>	<b>279,197</b>

229 SW MELBA GLN, LAKE CITY

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

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	1,974.00	UT	3.00	3.00	100	2007	2007	3	100	5,922	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2025	2024		100	2,800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	279,197			
TOTAL MARKET OB/XF VALUE	9,722			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	323,919			
SOH/AGL Deduction	67,635			
ASSESSED VALUE	256,284			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	204,873			
TOTAL JUST VALUE	323,919			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	322,367			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041979	Roof Replacement	12,670	05/21/2021
25318	SFR	602	12/18/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1634	10/29/2021	WD	Q	I	01	282,000
GRANTOR: NUETZI WESTON GREGORY						
GRANTEE: PENTON VICTOR DAVID						
1384/0082	5/01/2019	WD	Q	I	01	182,000
GRANTOR: FRANCISCO J ESCALANTE						
GRANTEE: WESTON GREGORY & CA						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W14 N3 W13 S7 W15 N4 W13 S37 E12 E1 N7 E7 S7 E13 N3 E22 N34 \$													
FGR=[ORIG=-22,37] S21 E11 S1 E11 N25 W22 S3 \$													
FSP=[ORIG=-43,37] S6 E21 N6 W13 N7 W7 S7 W1 \$													
FOP=[ORIG=-27,-3] W15 S7 E15 N7 \$													

LAND DESCRIPTION														TOTAL OB/XF 9,722										
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							