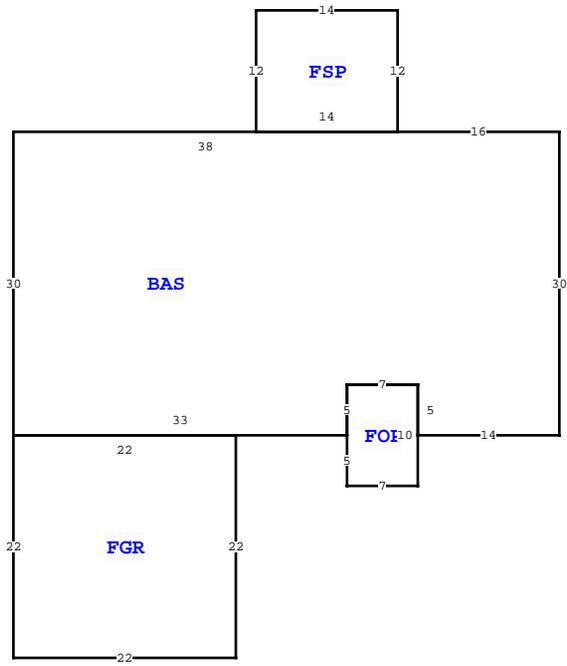




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,939	111.0650	126.61	245,497	2005	2005	0	0	21.50	78.50		
1 SINGLE FAM 100% - 2019 Heated Area: 1585 HX Base Yr 2019													



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	1,585	100		1,585	157,531
FGR	484	55		266	26,437
FOP	70	30		21	2,087
FSP	168	40		67	6,659
TOTALS	2,307			1,939	192,715

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		192,715		
TOTAL MARKET OB/XF VALUE		4,804		
TOTAL LAND VALUE - MARKET		35,000		
TOTAL MARKET VALUE		232,519		
SOH/AGL Deduction		76,676		
ASSESSED VALUE		155,843		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		104,432		
TOTAL JUST VALUE		232,519		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		231,720		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22397	SFR	503	10/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/923	11/30/2022	QC	U	I	11	100
GRANTOR: TAYLOR SAMANTHA						
GRANTEE: TAYLOR SAMANTHA						
1365/2709	8/03/2018	WD	Q	I	01	170,000
GRANTOR: SUSAN M WILLIAMSON						
GRANTEE: SAMANTHA TAYLOR & E						

EXTRA FEATURES		121 SW MELBA GLN, LAKE CITY														
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	UT	2.00	2.00	100	2005	2005	3	100	2,604	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	2,200	

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W16 FSP= N12 W14 S12 E14\$ W38 S30 FGR= S22 E22 N22 W22\$ E33 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E14 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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							