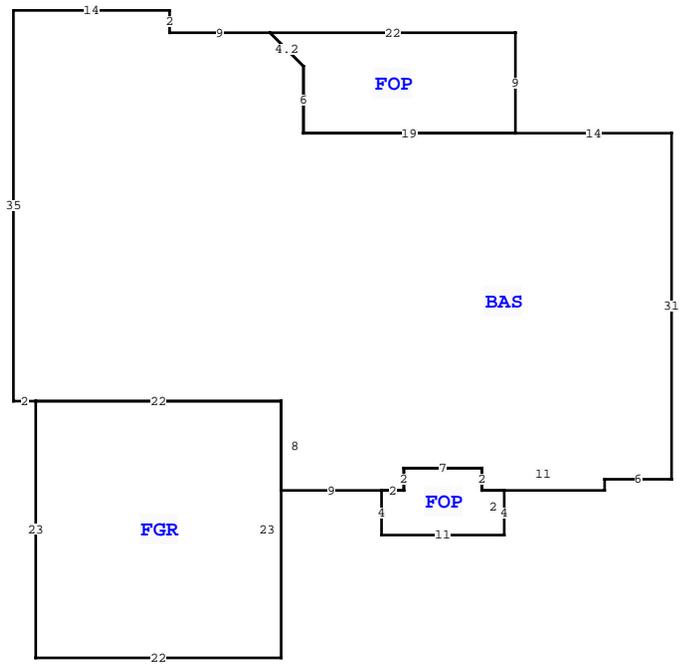


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,282	101.0934	115.25	263,000	2006	2006	0	0	19.00	81.00	
1 SINGLE FAM			100% - 2014	Heated Area: 1934				HX Base Yr 2014				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,934	100		1,934	180,544
FGR	506	55		278	25,952
FOP	58	30		17	1,587
FOP	176	30		53	4,947
TOTALS	2,674			2,282	213,030

269 SW PLATEAU GLN, LAKE CITY

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

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	1,808.00	UT	3.00	3.00	50	2006	2006	3	50	2,712	
2	0296	SHED METAL	0	100	30	1,260.00	UT	9.00	9.00	100	2014	2014	3	100	11,340	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		213,030	
TOTAL MARKET OB/XF VALUE		14,052	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		262,082	
SOH/AGL Deduction		123,184	
ASSESSED VALUE		138,898	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		87,487	
TOTAL JUST VALUE		262,082	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,914	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050153	Roof Replacement	14,400	06/20/2024
31955	STORAGE	132	05/14/2014
23825	SFR	611	11/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1256/2776	6/14/2013	WD U	I	I	18	126,500
GRANTOR: JPMORGAN CHASE BANK N						
GRANTEE: MICHAEL & KAREN MIC						
1241/1620	10/01/2012	CT U	I	I	18	100
GRANTOR: CLERK OF COURT (LEMPK						
GRANTEE: JPMORGAN CHASE BANK						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W14 FOP= N9 W22 D3 R3 S6 E19\$ W19 N6 L3 U3 W9 N2 W14 S35 E2 FGR= S23 E22 N23 W22\$ E22 S8 E9 FOP= S4 E11 N4 W2 N2 W7 S2 W2\$ E2 N2 E7 S2 E11 N1 E6 N31\$.

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	DPHT 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								