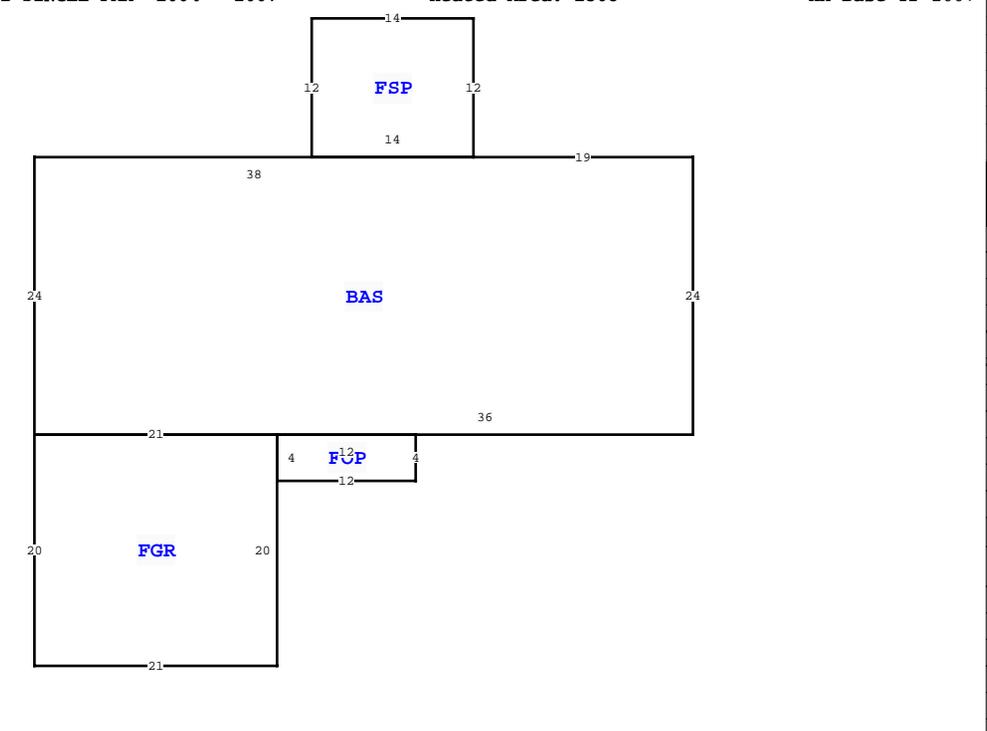


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,680	126.6111	144.34	242,491	2006	2006	0	0	19.00	81.00		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		196,418	
TOTAL MARKET OB/XF VALUE		8,057	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		239,475	
SOH/AGL Deduction		84,916	
ASSESSED VALUE		154,559	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		103,148	
TOTAL JUST VALUE		239,475	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,401	



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	24416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	159,940
FGR	420	55		231	27,008
FOP	48	30		14	1,637
FSP	168	40		67	7,834
TOTALS	2,004			1,680	196,418

254 SW GERALD CONNER DR, LAKE CITY				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	04/14/2026
				INC DATE		AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23730	SFR	457	10/19/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1087/0800	6/16/2006	WD Q	Q	I		174,000

GRANTOR: PETER GIEBEIG  
GRANTEE: MICHELLE KIRBY & LA

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W19 FSP= N12 W14 S12 E14\$ W38 S24 FGR= S20 E21 N20 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	1,933.00	UT	2.50	2.50	100	2006	2006	3	100	4,833	
2	0169	FENCE/WOOD	0	100	0	320.00	UT	13.50	13.50	70	2009	2009	3	70	3,024	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	

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									