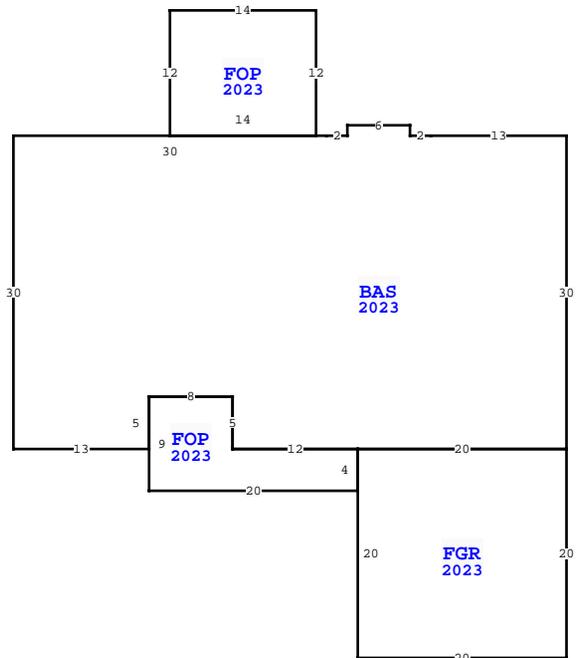


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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
1	SINGLE FAM	100%	- 2023								



Quality	06	06			
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	1,556	100	2023	1,556	204,800
FGR	400	55	2023	220	28,956
FOP	120	30	2023	36	4,738
FOP	168	30	2023	50	6,581
TOTALS	2,244			1,862	245,075

850 SW CHESTERFIELD CIR, LAKE CITY

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

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	520.00	UT	3.00	3.00	100	2023	2022		100	1,560	
2	0060	CARPOT F	0	100	0	0	1.00	UT	16,800.00	16,800.00	100	2023	2022		100	16,800	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2023	2022		100	7,500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	

TOTAL OB/XF 28,660

LAND DESCRIPTION		TOTAL OB/XF 28,660																						
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		245,075	
TOTAL MARKET OB/XF VALUE		28,660	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		308,735	
SOH/AGL Deduction		4,459	
ASSESSED VALUE		304,276	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		252,865	
TOTAL JUST VALUE		308,735	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,919	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045675	Storage Building	26,000	10/12/2022
000043348	New Residential C	175,000	12/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1699	7/05/2022	WD Q	Q	I	01	345,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: LEE DENNIS LEMAR						
1455/443	12/16/2021	WD Q	Q	V	01	30,000
GRANTOR: DELTA OMEGA PROPRTIE						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=90,10] W13 W2 N1 W6 S1 W2 W30 S30 E13 N5 E8 S5 E12 E20 N30 \$	
FGR=[YR=2023;ORIG=70,40] E20 S20 W20 N20 \$	
FOP=[YR=2023;ORIG=52,-2] E14 S12 W14 N12 \$	
FOP=[YR=2023;ORIG=70,40] W12 N5 W8 S9 E20 N4 \$	