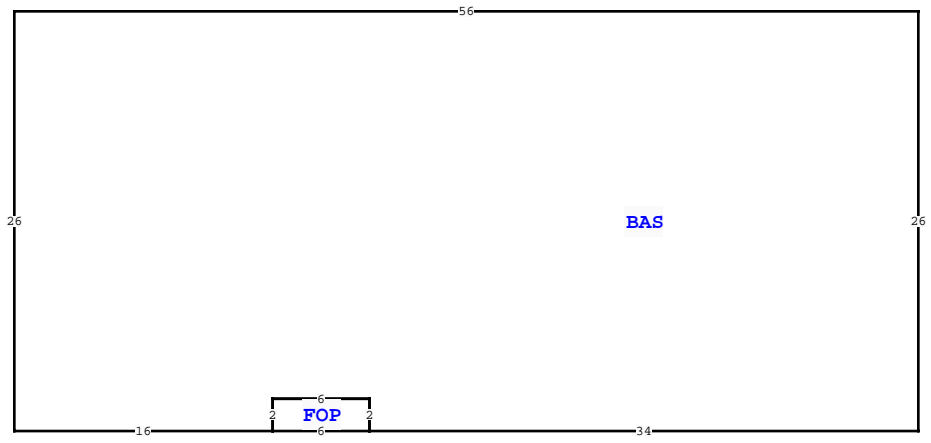


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 100
Air Condition	01 NONE 100
Heating Type	03 FORCED AIR 100
Bedrooms	4 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 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	
1	SINGLE FAM	0% - 0		115.36	167,041	1987	1987	0	0	35.00	65.00	



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	25415.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100		1,444	108,277
FOP	12	30		4	300
TOTALS	1,456			1,448	108,577

346 SW CHARLES TER, LAKE CITY

BLD DATE	LGL DATE	05/08/2026	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

LAND DESCRIPTION																								
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	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	0.80	18,000.00	14,400.00	14,544							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		108,577	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		14,544	
TOTAL MARKET VALUE		123,121	
SOH/AGL Deduction		6,808	
ASSESSED VALUE		116,313	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		116,313	
TOTAL JUST VALUE		123,121	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		126,984	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1128	12/17/2022	QC	U	I	11	100
GRANTOR: MCGUIRE SHAKAYLA A						
GRANTEE: MCGUIRE ELLSWORTH J						
1391/2386	8/20/2019	WD	U	I	30	125,000
GRANTOR: ELLSWORTH J MCGUIRE						
GRANTEE: SHAKAYLA ARIANA MCG						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S26 E16 FOP= E6 N2 W6 S2§ N2 E6 S2 E34 N26§.