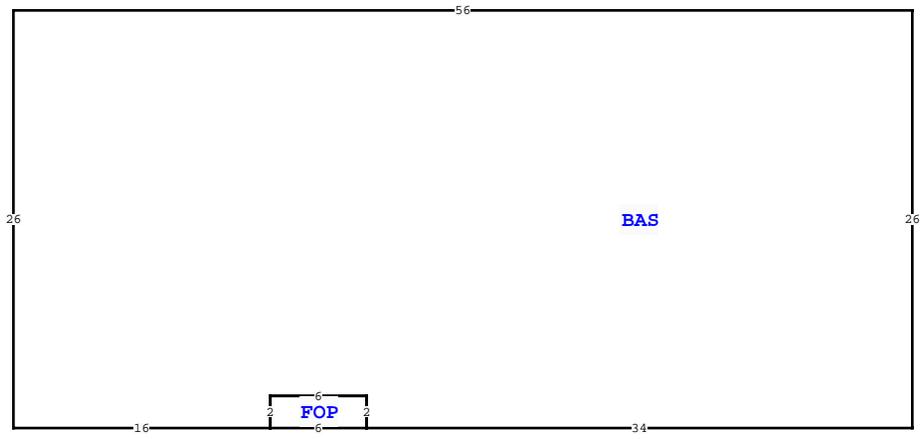


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
ArchitECTUAL	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			
0100	01	1,448	103.0000	117.42	170,024	1987	1987	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1444 HX Base Yr														



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	110,210
FOP	12	30		4	306
TOTALS	1,456			1,448	110,516

346 SW CHARLES TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
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

TOTAL OB/XF 0

LAND DESCRIPTION																								
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	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			110,516
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			14,544
TOTAL MARKET VALUE			125,060
SOH/AGL Deduction			8,747
ASSESSED VALUE			116,313
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			116,313
TOTAL JUST VALUE			125,060
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§.													