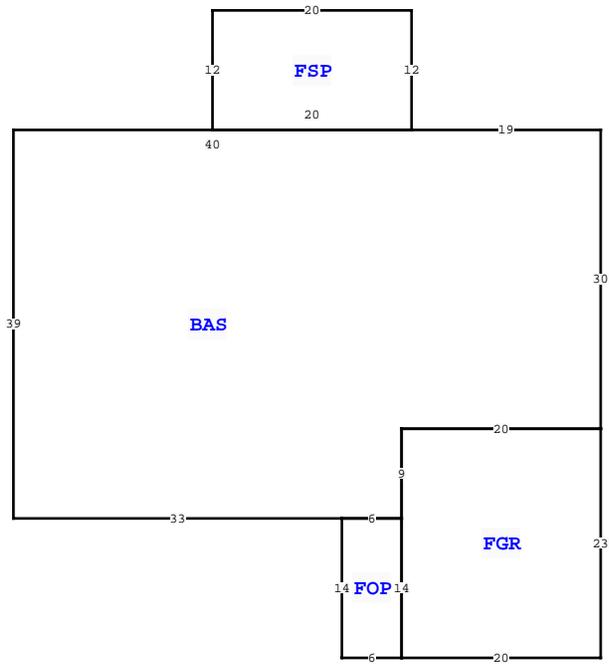


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,121	100	
FGR	460	55	
FOP	84	30	
FSP	240	40	
TOTALS	2,905		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,495	108.0000	123.12	307,184	1987	1987	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 2121 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			199,670
TOTAL MARKET OB/XF VALUE			3,632
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			225,802
SOH/AGL Deduction			0
ASSESSED VALUE			225,802
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			225,802
TOTAL JUST VALUE			225,802
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,299
LAND:1:1: 0.61 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054971	Roof Replacement	14,925	02/09/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/2693	4/03/2026	LE U		I	14	100
GRANTOR: NILES JAMES HASTINGS						
GRANTEE: NILES SEDONA JAE (R						
0949/1444	3/22/2002	WD Q		I	06	40,000
GRANTOR: LESLEY ANNE HARLEY &						
GRANTEE: JAMES NILES JR						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0180	FPLC 1STRY	2,000.00
2	0166	CONC,PAVMT	2.00

L	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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	16	51	UT	2.00	2.00	100	1993	1993	3	100	1,632	

BUILDING NOTES	
149 SW BLUEBERRY PL, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W19 FSP= N12 W20 S12 E20\$ W40 S39 E33 FOP= S14 E6 N14 W6\$ E6 FGR= S14 E20 N23 W20 S9\$ N9E20 N30\$.	

LAND DESCRIPTION										TOTAL OB/XF															
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			RSF	1155.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							