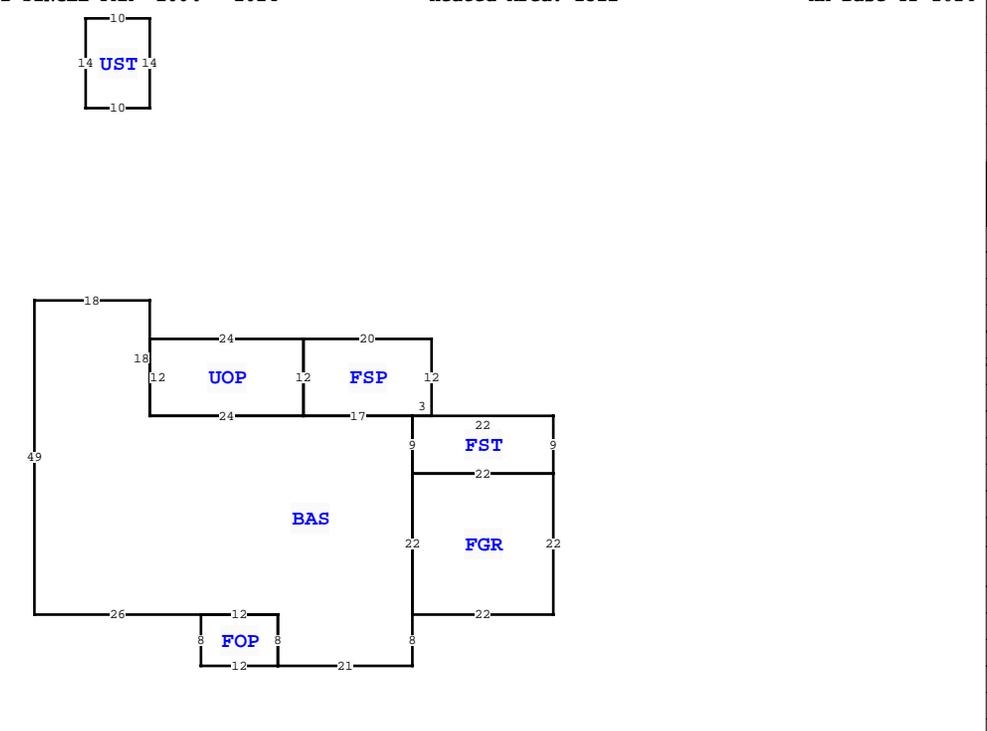


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,942	108.6400	123.85	364,367	1988	1988	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2024 Heated Area: 2321 HX Base Yr 2024													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,321	100		2,321	186,846
FGR	484	55		266	21,414
FOP	96	30		29	2,335
FSP	240	40		96	7,729
FST	198	55		109	8,775
UOP	288	20		58	4,669
UST	140	45		63	5,072
TOTALS	3,767			2,942	236,839

211 SW BLUEBERRY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,270	
2	0280	POOL R/CON	0	100	12	28	336.00	UT	70.00	70.00	100	2024	2023		97	22,814	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

TOTAL OB/XF 25,584

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	100		RSF	1155.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	236,839		
TOTAL MARKET OB/XF VALUE	25,584		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	284,923		
SOH/AGL Deduction	7,564		
ASSESSED VALUE	277,359		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	225,948		
TOTAL JUST VALUE	284,923		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	277,009		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047361	Swimming Pool and	73,000	06/01/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/1397	4/18/2022	PB U	I	I	18	0

GRANTOR: CLERK OF COURT
GRANTEE: SHEELY JOHN T JR

1464/2394	4/06/2022	WD U	I	I	16	100
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GRANTOR: LANGE HANNAH MARISSA
GRANTEE: SHEELY JOHN T JR

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W18 S49 E26 FOP= S8 E12N8 W12S E12 S8 E21 N8 FGR= E22 N22 W22 S22S N22 FST= E22N9 W22 S9S N9 FSP= E3 N12 W20S12 E17S W17 UOP= N12 W24 S12E24S W24 N18S PTR=N30 UST= N14 W10 S14 E10S S30S.