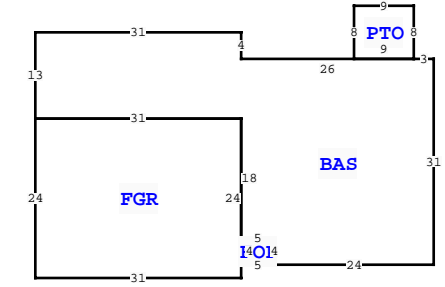
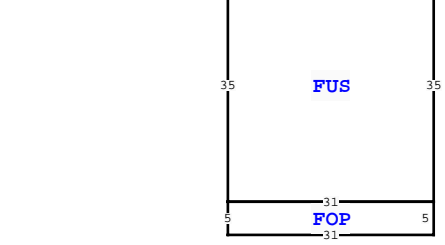




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 60
Exterior Wall	31 VINYL SID 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,832	118.7525	133.00	376,656	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2367 HX Base Yr 2017



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	1,282	100		1,282	110,829
FGR	744	55		409	35,358
FOP	20	30		6	519
FOP	155	30		46	3,977
FUS	1,085	100		1,085	93,798
PTO	72	5		4	346
TOTALS	3,358			2,832	244,826

239 SW BLUEBERRY PL, LAKE CITY

BLD DATE	LGL DATE
	04/14/2026 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
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	2,064.00	UT	1.40	1.40	100	0	0	3	100	2,890	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
5	0262	PRCH, FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

TOTAL OB/XF 6,890

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			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		244,826	
TOTAL MARKET OB/XF VALUE		6,890	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		274,216	
SOH/AGL Deduction		84,346	
ASSESSED VALUE		189,870	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		138,459	
TOTAL JUST VALUE		274,216	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,216	
LAND:1:1: 0.61 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051571	Roof Replacement	17,349	11/20/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1325/2188	11/14/2016	WD	Q	I	01	180,000
GRANTOR: LEILA E ASHLEMAN						
GRANTEE: FRANK TYLER WILSON						
0776/0791	6/18/1993	WD	Q	I		86,000
GRANTOR: NORTON HOME IMP						
GRANTEE: A R ASHLEMAN						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W3 PTO= N8 W9 S8 E9 \$ W26 N4 W31 S13 FGR= S24 E31 N24 W31\$ E31 S18 FOP= S4 E5 N4 W5\$ E5 S4 E24 N31\$ PTR=N30 FUS= N35 W31 S35 FOP= S5 E31 N5 W31\$ E31 \$ S30\$.												