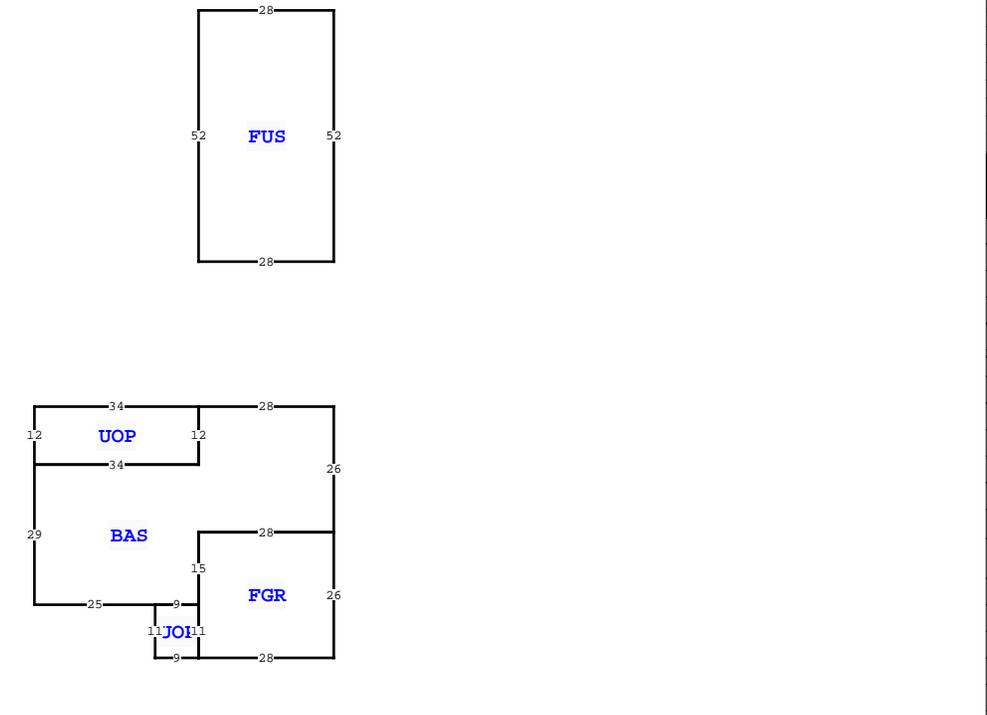


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Common Wall		1 100
Stories	1.5	1.5 100
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	3,672	119.5617	136.30	500,494	1989	1989	0	0	35.00	65.00		
1 SINGLE FAM			100% - 2021		Heated Area: 3170			HX Base Yr 2021					



Quality		06 06			
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	1,714	100		1,714	151,852
FGR	728	55		400	35,438
FUS	1,456	100		1,456	128,994
UOP	99	20		20	1,772
UOP	408	20		82	7,265
TOTALS	4,405			3,672	325,321

238 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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200
2	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	0	0	3	100	1,902

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	325,321		
TOTAL MARKET OB/XF VALUE	3,102		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	350,923		
SOH/AGL Deduction	92,219		
ASSESSED VALUE	258,704		
TOTAL EXEMPTION VALUE	HX HB 13	258,704	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	350,923		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	341,219		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31816	MAINT/ALTR	60	03/18/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/0838	7/30/2020	WD Q	Q	I	01	215,000
GRANTOR: WALLACE BURNS JR						
GRANTEE: CHARLES T & TABATHA						
1082/0638	5/01/2006	WD Q	Q	I		279,900
GRANTOR: COLLANTES						
GRANTEE: WALLACE BURNS JR &						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W28 UOP= W34 S12 E34 N12\$ S12 W34 S29 E25 UOP= S11E9 N11 W9\$ E9 FGR= S11 E28 N26 W28 S15\$ N15 E28 N26\$ PTR=N30 FUS= N52 W28 S52 E28\$ S30\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	100		RSF	1155.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							