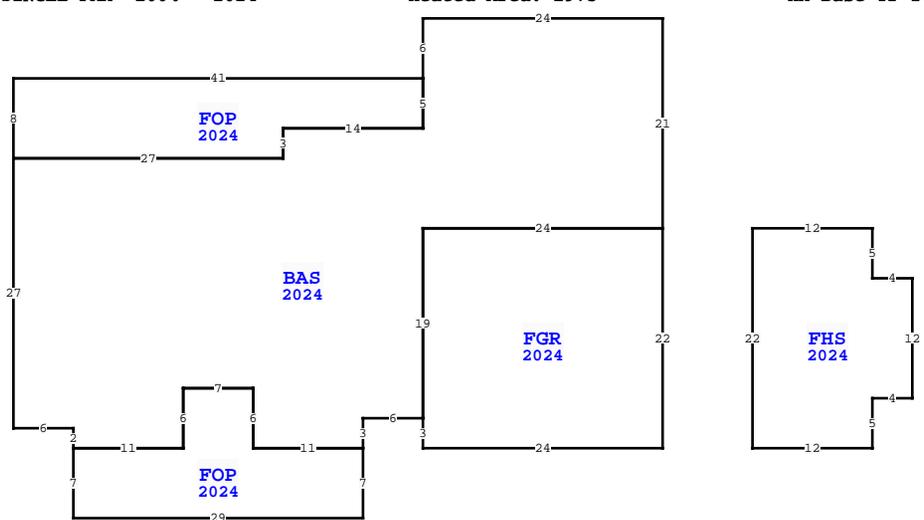


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame Stories	02 WOOD FRAME 100
Units	1.5 1.5 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	25416.00 1.00/
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,663 100 2024 1,663 237,258
FGR	528 55 2024 290 41,374
FHS	312 60 2024 187 26,679
FOP	245 30 2024 74 10,558
FOP	286 30 2024 86 12,270
TOTALS	3,034 2,300 328,137

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2024									
Heated Area: 1975 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		328,137	
TOTAL MARKET OB/XF VALUE		1,500	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		348,137	
SOH/AGL Deduction		1,082	
ASSESSED VALUE		347,055	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		295,644	
TOTAL JUST VALUE		348,137	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,679	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045718	New Residential C	280,000	10/19/2022
37984	PUMP/UTPOL	50	04/15/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/88	7/13/2022	WD Q	V	01		27,500
GRANTOR: CASON MATTHEW D						
GRANTEE: EDENFIELD RONNIE KE						
1275/0406	5/22/2014	QC U	V	30		100
GRANTOR: CASON CONSTRUCTION &						
GRANTEE: MATTHEW D & CARRIE						

EXTRA FEATURES	BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
119 SW ASHEVILLE WAY, LAKE CITY				04/21/2023	MLU	

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		500.00	UT	3.00				3.00	100	2024	2023	100	1,500	

BUILDING NOTES	
BUILDING DIMENSIONS	

BAS=[YR=2024;ORIG=60,10] S27 E6 S2 E11 N6 E7 S6 E11 N3 E6 N19 E24 N21 W24 S6 S5 W14 S3 W27 \$  
 FGR=[YR=2024;ORIG=101,17] S19 S3 E24 N22 W24 \$  
 FOP=[YR=2024;ORIG=60,2] S8 E27 N3 E14 N5 W41 \$  
 FOP=[YR=2024;ORIG=66,39] S7 E29 N7 W11 N6 W7 S6 W11 \$  
 FHS=[YR=2024;ORIG=134,17] S22 E12 N5 E4 N12 W4 N5 W12 \$

LAND DESCRIPTION		TOTAL OB/XF														1,500								
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							