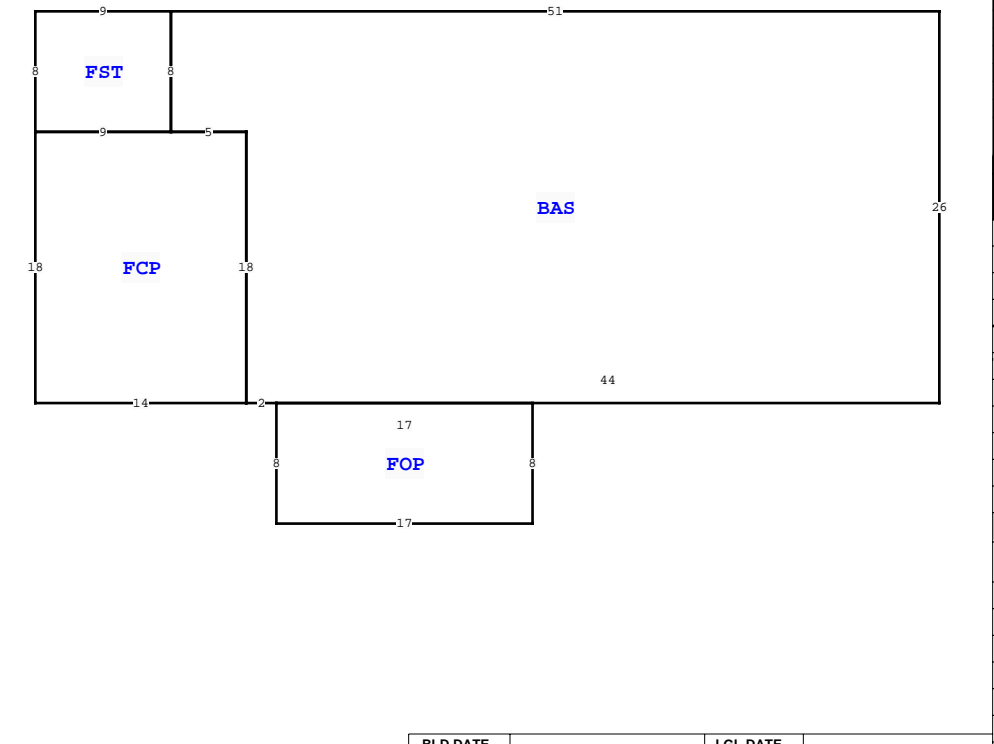


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	18 CEMENT BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
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	1,380	143.0000	160.16	221,021	1974	1985	0	0	35.00	65.00



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	25416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,236	100		1,236	128,673
FCP	252	25		63	6,559
FOP	136	30		41	4,269
FST	72	55		40	4,164
<b>TOTALS</b>	<b>1,696</b>			<b>1,380</b>	<b>143,664</b>

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			143,664
TOTAL MARKET OB/XF VALUE			24,536
TOTAL LAND VALUE - MARKET			23,625
TOTAL MARKET VALUE			191,825
SOH/AGL Deduction			71,397
ASSESSED VALUE			120,428
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			19,017
TOTAL JUST VALUE			191,825
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052873	Roof Replacement	3,700	04/11/2025

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1162/2276	10/22/2008	WD Q	I 03	0

BUILDING NOTES			
GRANTOR: FLIPPIN, SCOTT			
GRANTEE: TROY & VICTORIA BRO			
1160/2772	10/22/2008	WD Q	I 03
GRANTOR: FLIPPIN, SCOTT			
GRANTEE: TROY BROWN			

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	0	0	0.00	100	0	0	3	100	1,400	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1989	1989	3	40	14,336	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	300	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	1993	1993	3	100	2,000	
5	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	100	1989	1989	3	40	6,000	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	500	

TOTAL OB/XF														
24,536														
185 SW QUINCY TER, LAKE CITY														
BLD DATE			LGL DATE			LAND DATE			04/21/2023			MLU		
XF DATE			AG DATE											
INC DATE														

BUILDING DIMENSIONS											
BAS= W51 FST= W9 S8 E9 N8\$ S8 FCP= W9 S18 E14 N18 W5\$ E5S18 E2 FOP= S8 E17 N8 W17\$ E44 N26\$.											

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	1190.00	203.00	1.00	LT		1.00	1.00	1.05	22,500.00	23,625.00	23,625							