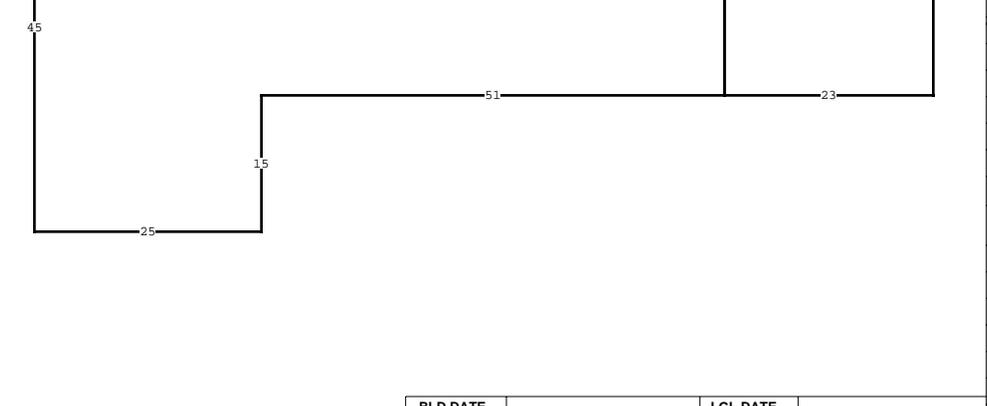


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,532	101.5200	115.73	408,758	1982	1982	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100		100	7,522
BAS	2,655	100		2,655	199,721
FEP	496	80		397	29,864
FGR	690	55		380	28,585
TOTALS	3,941			3,532	265,693

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		265,693	
TOTAL MARKET OB/XF VALUE		2,500	
TOTAL LAND VALUE - MARKET		19,320	
TOTAL MARKET VALUE		287,513	
SOH/AGL Deduction		0	
ASSESSED VALUE		287,513	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		287,513	
TOTAL JUST VALUE		287,513	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		276,412	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/978	3/24/2022	WD	U	I	11	100
GRANTOR: ANDERSON CHARLES						
GRANTEE: ANDERSON CHARLES JR						
1457/1200	12/29/2021	WD	U	I	11	100
GRANTOR: ANDERSON CHARLES						
GRANTEE: ANDERSON CHARLES						

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	100	2,000	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1982	1982	3	100	200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	

EXTRA FEATURES		469 SW KOONVILLE AVE, LAKE CITY	
BLD DATE	XF DATE	INC DATE	LGL DATE
			04/20/2026 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 FEP= N16 W31 S16 E31\$ W31 BAS= N4 W25 S4 E25\$ W25 S45 E25 N15 E51 FGR= E23 N30 W23 S30\$ N30\$.	

LAND DESCRIPTION		TOTAL OB/XF 2,500																						
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	0		A-1	0.00	0.00	2.30	AC		1.00	1.00	0.70	12,000.00	8,400.00	19,320							