

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	12	HARDWOOD 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	03	100			
Kitchen Adjus	01	01 100			
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	26316.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,354	100		2,354	210,649
FGR	378	55		208	18,613
FOP	12	30		4	358
UOP	40	20		8	716
UOP	483	20		97	8,680
TOTALS	3,267			2,671	239,016

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,671	122.9184	137.67	367,717	1984	1984	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2354 HX Base Yr

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	239,016			
TOTAL MARKET OB/XF VALUE	6,100			
TOTAL LAND VALUE - MARKET	42,000			
TOTAL MARKET VALUE	287,116			
SOH/AGL Deduction	108,411			
ASSESSED VALUE	178,705			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	127,294			
TOTAL JUST VALUE	287,116			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	287,116			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055081	Remodel	2,500	02/23/2026
000052276	Roof Replacement	52,797	02/10/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/0237	11/05/2020	LE U	I	I	14	100

GRANTOR: CAROLINE STEVENS F/K/  
GRANTEE: BONNIE E PENNER (RM)

0571/0383	8/01/1985	WD Q	I			135,000
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GRANTOR:  
GRANTEE:

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	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	2,050.00	UT	2.00	2.00	100	1993	1993	3	100	4,100	

BUILDING NOTES	
454 NW HARRIS LAKE DR, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W19 S7 W14 UOP= N12 W7N7 W12 S7 W5 N8 W20 S3 E17 S17E27\$ W27 N17 W17 S33 FGR= S18 E21 N18 W21\$ E21 S10 E12 UOP= S4 E10 N4 W10\$ E2 FOP= E6 N2 W6 S2\$ N2 E6 S2 E17 S8 E19 N41\$.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							