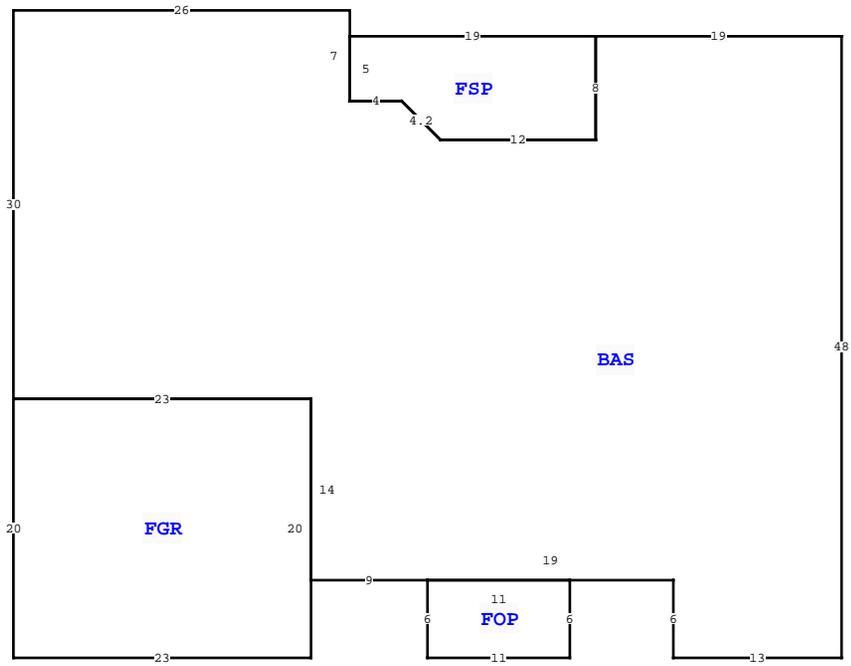


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 70
Interior Floo	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 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		
1	SINGLE FAM	100%	- 2021									Heated Area: 2361	HX Base Yr 2021



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	2,361	100		2,361	260,491
FGR	460	55		253	27,914
FOP	66	30		20	2,207
FSP	136	40		54	5,958
TOTALS	3,023			2,688	296,570

127 NW WIREGRASS CT, 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	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,939.00	UT	2.00	2.00	100	2003	2003	3	100	3,878	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
4	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

TOTAL OB/XF 6,078

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	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			296,570	
TOTAL MARKET OB/XF VALUE			6,078	
TOTAL LAND VALUE - MARKET			29,750	
TOTAL MARKET VALUE			332,398	
SOH/AGL Deduction			79,322	
ASSESSED VALUE			253,076	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			201,665	
TOTAL JUST VALUE			332,398	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			322,183	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048865	Roof Replacement	17,800	12/15/2023
20673	SFR	394	05/07/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0547	7/13/2020	WD Q	Q	I	01	249,000
GRANTOR: SEAN P & DANIELLE L B						
GRANTEE: TRACY E & XAVIERA G						
1275/1826	5/14/2014	WD Q	Q	I	01	179,900
GRANTOR: STEPHANIE & THOMAS MA						
GRANTEE: SEAN P & DANIELLE L						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W19 FSP= W19 S5 E4 D3 R3 E12 N8\$ S8 W12 L3 U3 W4 N7 W26 S30 FGR= S20 E23 N20 W23\$ E23 S14 E9 FOP= S6 E11 N6 W11\$ E19 S6 E13 N48\$.