

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 80	
Exterior Wall	18	CEMENT BRK 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	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	
Architectural Units	05	CONV 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	27316.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
FGR	440	55	
FOP	132	30	
UOP	180	20	
TOTALS	2,264		

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%	- 2007		238,321	1990	1990	0	0	35.00	65.00
Heated Area: 1512 HX Base Yr 2007											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			154,909
TOTAL MARKET OB/XF VALUE			46,050
TOTAL LAND VALUE - MARKET			55,500
TOTAL MARKET VALUE			256,459
SOH/AGL Deduction			39,998
ASSESSED VALUE			216,461
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			165,050
TOTAL JUST VALUE			256,459
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054805	Roof Replacement	13,500	01/13/2026
000046188	Storage Building	50,000	12/30/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/2503	8/09/2019	WD	Q	V	05	35,000
GRANTOR: DAMYANTI G PATEL						
GRANTEE: MICHAEL D MINTON						
1359/1573	5/08/2018	LE	U	V	14	100
GRANTOR: DAMYANTI G PATEL (LE)						
GRANTEE: AVANI PATEL & NEEL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	20	20	400.00	UT	3.00	3.00	100	0
2	0296	SHED METAL	0 100	10	11	110.00	UT	5.00	5.00	100	0
3	0060	CARPORT F	0 100	20	20	400.00	UT	5.00	5.00	100	2007
4	0296	SHED METAL	0 100	20	20	400.00	UT	12.00	12.00	100	2007
5	0252	LEAN-TO W/	0 100	12	25	300.00	UT	5.00	5.00	100	2007
6	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2014
7	0030	BARN, MT	0 100	12	40	1.00	UT	35,000.00	35,000.00	100	2024

TOTAL OB/XF											
46,050											
165 NW OPEN CT, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/21/2023 MLU											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W22 UOP= N12 W15 S12 E15\$ W32 S28 E16 FOP= S6 E22N6 W22\$ E38 N8 FGR= E22 N20 W22 S20\$ N20\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF/MR	46.00	303.00	1.00	LT	1.00
2	0000	C	VAC RES	0		RSF/MR	46.00	303.00	1.00	LT	1.00
3	0000	C	VAC RES	0		RSF/MR	46.00	304.00	1.00	LT	1.00