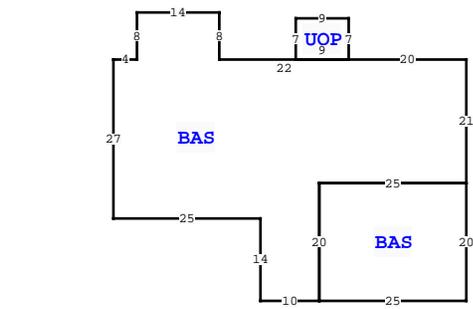
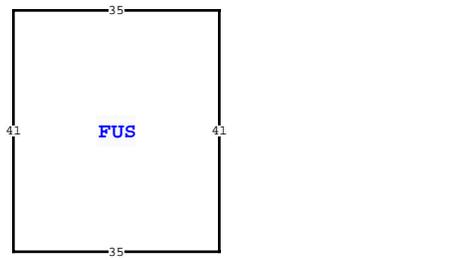


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	50%	- 2025		Heated Area: 3657					HX Base Yr 2025	



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	27316.080	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100		500	41,288
BAS	1,722	100		1,722	142,196
FUS	1,435	100		1,435	118,496
UOP	63	20		13	1,074
TOTALS	3,720			3,670	303,054

216 NW BIRDIE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
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
1	0166	CONC, PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100
3	0258	PATIO	0	50	0	0	1.00	UT	0.00	0.00	100
4	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100
5	0166	CONC, PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100
6	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100
7	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100
8	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF 7,300

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	50			0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	30,000.00	30,000.00	30,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			303,054
TOTAL MARKET OB/XF VALUE			7,300
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			340,354
SOH/AGL Deduction			0
ASSESSED VALUE			340,354
TOTAL EXEMPTION VALUE	HA HAB		51,411
BASE TAXABLE VALUE			288,943
TOTAL JUST VALUE			340,354
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			335,034

SALE:1:1: LOT 5 BLOCK 4 CLUB VIEW PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049423	Roof Replacement	26,000	03/14/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/2472	7/08/2020	WD	Q	I	01	243,000
GRANTOR: NICHOLAS M SWANSON						
GRANTEE: ALICIA A & JAMIE L						
1373/1981	11/02/2018	WD	U	I	11	100
GRANTOR: ALICIA F & NICHOLAS M						
GRANTEE: NICHOLAS M SWANSON						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W14 S8 W4 S27 E25 S14 E10 BAS= E25 N20 W25 S20\$ N20E25 N21 W20 UOP= N7 W9 S7 E9\$W22 N8\$ PTR=N20 FUS= N41 W35 S41 E35\$ S20\$.