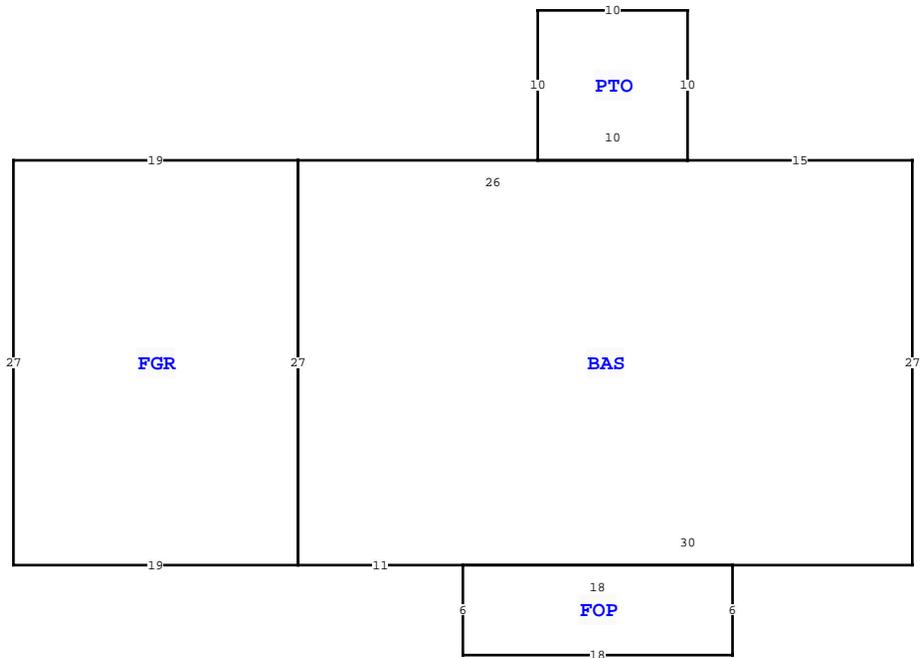




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	100% - 2022										Heated Area: 1107	HX Base Yr 2022



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,220
TOTAL MARKET OB/XF VALUE		2,469
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		174,689
SOH/AGL Deduction		63,518
ASSESSED VALUE		111,171
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,760
TOTAL JUST VALUE		174,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/1412	3/01/2021	WD	Q	I	01	166,000
GRANTOR: LOVE ALEXANDRA N						
GRANTEE: FEDERMAYER FRANK T						
1295/0434	5/22/2015	WD	Q	I	01	86,500
GRANTOR: GEORGE & BRANDI VITTU						
GRANTEE: ALEXANDRA N LOVE						

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	0	1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200
2	0166	CONC, PAVMT	0	100	52	10	520.00	UT 1.50	1.50	100	0	0	3	100	780
3	0120	CLFENCE 4	0	100	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	200
4	0166	CONC, PAVMT	0	100	3	30	90.00	UT 2.00	2.00	80	1993	1993	3	80	144
5	0169	FENCE/WOOD	0	100	0	0	30.00	UT 7.50	7.50	20	1993	1993	3	20	45
6	0296	SHED METAL	0	100	0	0	1.00	UT 0.00	0.00	100	2014	2014	3	100	100

122 SW BRANDY WAY, LAKE CITY

BLD DATE	LGL DATE	04/08/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W15 PTO= N10 W10 S10 E10\$ W26 FGR= W19 S27 E19 N27\$ S27 E11 FOP= S6 E18 N6 W18\$ E30 N27\$.													

LAND DESCRIPTION																								
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		RSF/ME	48.00	151.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

TOTAL OB/XF													
2,469													