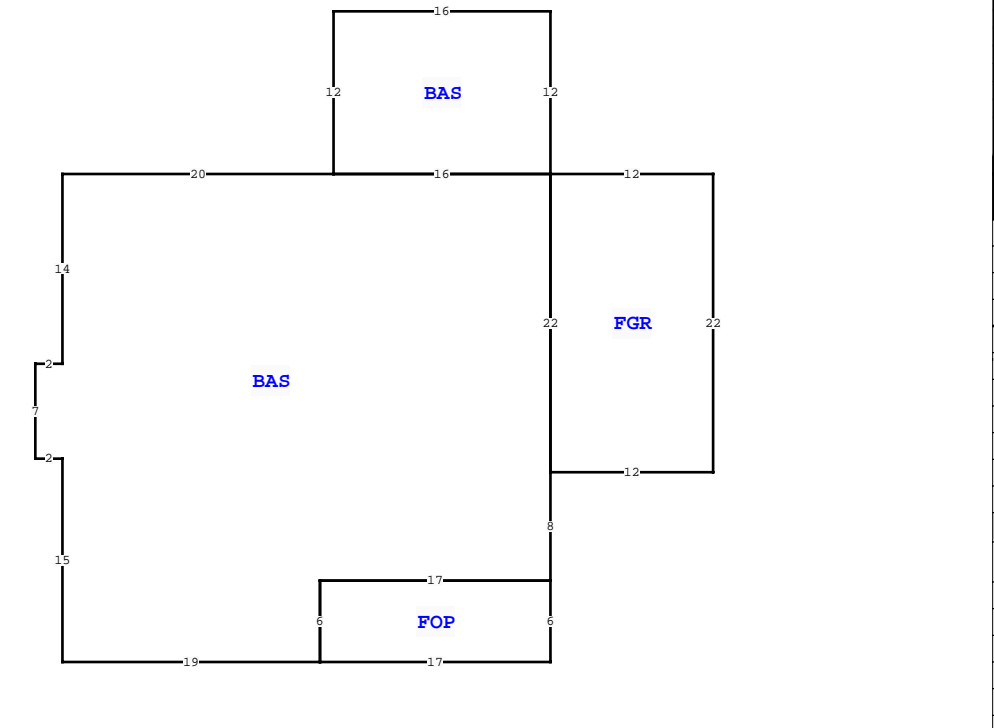


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectural Units	05	CONV 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		
0100	01	1,576	121.7880	136.40	214,966	1993	2005	0	0	21.00	79.00		
1 SINGLE FAM 100% - 2020 Heated Area: 1400 HX Base Yr 2020													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	20,689
BAS	1,208	100		1,208	130,169
FGR	264	55		145	15,625
FOP	102	30		31	3,340
<b>TOTALS</b>	<b>1,766</b>			<b>1,576</b>	<b>169,823</b>

148 SW BRANDY WAY, LAKE CITY

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

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	0166	CONC, PAVMT	0	100	0	0	966.00	UT	1.50	1.50	100	0	0	3	100	1,449	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0	100	12	12	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
5	0070	CARPORT UF	0	100	20	20	1.00	UT	0.00	0.00	100	2019	2019	3	100	900	

**TOTAL OB/XF 4,249**

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/ML	44.00	152.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Standard	
BUILDING MARKET VALUE		169,823	
TOTAL MARKET OB/XF VALUE		4,249	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		202,072	
SOH/AGL Deduction		53,326	
ASSESSED VALUE		148,746	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		97,335	
TOTAL JUST VALUE		202,072	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		204,329	

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1390/2438	8/09/2019	WD Q	I 01	149,000
GRANTOR: ROBERT G & WINDI GARR				
GRANTEE: HALEY M STEBBINS &				
1156/1770	8/12/2008	WD Q	I 03	64,500
GRANTOR: GREGORY & TELINA M WI				
GRANTEE: ROBERT G & WINDI GA				

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W20 S14 W2 S7 E2 S15 E19FOP= E17 N6 W17 S6\$ N6 E17 N8FGR= E12 N22 W12 S22\$ N22 BAS= N12 W16 S12 E16\$ W16\$.			