



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 70				
Exterior Wall	31 VINYL SID 30				
Roof Structure	08 IRREGULAR 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	13 LAM/VNLPLK 70				
Interior Floor	15 HARDTILE 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	2 100				
Frame	N/A 100				
Stories	1. 1. 100				
Architectural	05 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	27416.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	24,113
BAS	1,170	100		1,170	106,865
FEP	216	80		173	15,802
FSP	90	40		36	3,288
TOTALS	1,740			1,643	150,068

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		140.52	230,874	1992	1992	0	0	35.00	65.00
Heated Area: 1434 HX Base Yr 2021											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		150,068	
TOTAL MARKET OB/XF VALUE		5,250	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		183,318	
SOH/AGL Deduction		52,323	
ASSESSED VALUE		130,995	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		79,584	
TOTAL JUST VALUE		183,318	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		184,703	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044698	Solar Power Syste	45,895	06/16/2022
000043204	Electrical Servic	0	11/18/2021
000043198	Roof Replacement	10,000	11/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/496	12/04/2020	WD	Q	I	01	189,900
GRANTOR: HALL DAVID P III & TH						
GRANTEE: GRANTHAM WILEY III						
1195/0945	5/26/2010	WD	Q	I	01	121,000
GRANTOR: JOEL & KATEE BECKER						
GRANTEE: DAVID P HALL 111 &						

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	250	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	100	1993	1993	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	2,200	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	800	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	100	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	700	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	600	

TOTAL OB/XF												5,250
200 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=[ORIG=0,0] W17 W28 S26 E13 E32 N26 \$						
BAS=[ORIG=0,0] E12 S22 W12 N22 \$						
FSP=[ORIG=-32,26] S6 E15 N6 W15 \$						
FEP=[ORIG=-37,-9] E24 S9 W24 N9 \$						

LAND DESCRIPTION												TOTAL OB/XF												5,250
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	44.00	152.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							