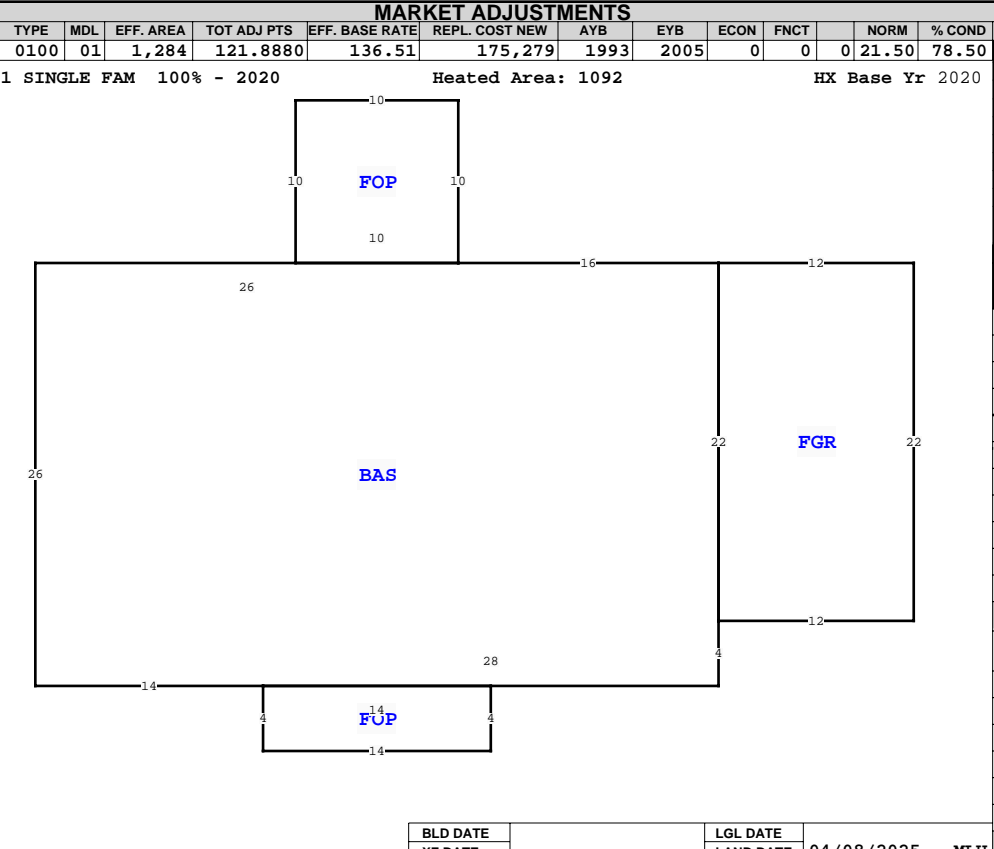


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	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
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
BAS	1,092	100	
FGR	264	55	
FOP	56	30	
FOP	100	30	
TOTALS	1,512		



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,594
TOTAL MARKET OB/XF VALUE		3,784
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		169,378
SOH/AGL Deduction		44,238
ASSESSED VALUE		125,140
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		23,729
TOTAL JUST VALUE		169,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,254

SALE:5:1: LOT 53 PHASE II DEVELOPER TO CONTRACTOR
SALE:4:1: LOT 53 PHASE III SPRINGFIELD ESTATES
SALE:3:1: LOT 53 PHASE II SPRINGFIELD
PRMT:1:1: SFD, SEPTIC & UTILITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7457	SFR	27,000	08/05/1993
6740	SFR	31,000	01/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/0521	10/22/2019	WD	Q	I	01	129,900

GRANTOR: CURTIS & DAPHINE SIST
GRANTEE: CATHY WERNICK
1310/2247 3/02/2016 WD U I 37 65,000
GRANTOR: BERNARD J FEDERMEYER
GRANTEE: CURTIS & DAPHINE SI

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	9	64	UT	1.50	1.50	100	0	0	3	100	864	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0294	SHED WOOD/	0	100	10	12	UT	5.00	5.00	50	1994	1994	3	50	300	
5	0060	CARPOT F	0	100	12	17	UT	5.00	5.00	100	2007	2007	3	100	1,020	
6	0262	PRCH, FOP	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	200	

268 SW BRANDY WAY, LAKE CITY

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

MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N10 W10 S10 E10\$ W26 S26 E14 FOP= S4 E14N4 W14\$ E28 N4 FGR= E12 N22 W12 S22\$ N22\$.

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/MLU	7.00	193.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							