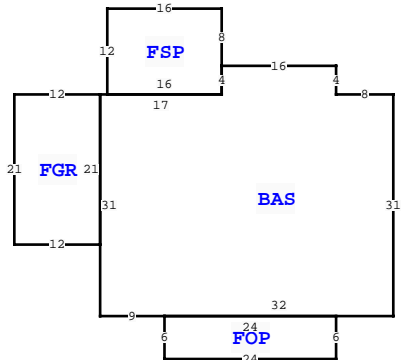
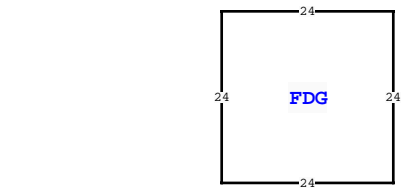


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	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	1,940	131.7690	147.58	286,305	1991	2000	0	0	25.63	74.37	
1 SINGLE FAM 0% - 2022 Heated Area: 1335 HX Base Yr												



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY			27416.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,335	100		1,335	146,523		
FDG	576	60		346	37,976		
FGR	252	55		139	15,256		
FOP	144	30		43	4,720		
FSP	192	40		77	8,451		
TOTALS	2,499			1,940	212,925		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		212,925	
TOTAL MARKET OB/XF VALUE		4,961	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		245,886	
SOH/AGL Deduction		0	
ASSESSED VALUE		245,886	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		245,886	
TOTAL JUST VALUE		245,886	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		248,835	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/183	7/12/2021	WD	Q	I	01	240,000
GRANTOR: PEELER BRADLEY J						
GRANTEE: STALKER FLOYD						
1352/0402	1/12/2018	WD	U	I	11	100
GRANTOR: CHRISTINE D ABSHER						
GRANTEE: BRADLEY J PEELER						

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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	0	150	1,800.00	UT	1.40	1.40	100	0	0	3	100	2,520	
3	0120	CLFENCE 4	0	0	0	140.00	UT	4.50	4.50	70	1993	1993	3	70	441	

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

BUILDING NOTES												
449 SW BRANDY WAY, LAKE CITY												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W8 N4 W16 S4 W17 S31 E9 E32 N31 \$												
FDG=[ORIG=0,-30] N24 W24 S24 E24 \$												
FGR=[ORIG=-41,0] W12 S21 E12 N21 \$												
FSP=[ORIG=-24,-4] N8 W16 S12 E16 N4 \$												
FOP=[ORIG=-32,31] S6 E24 N6 W24 \$												

LAND DESCRIPTION													TOTAL OB/XF												
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	0		RSF/ML	18.00	186.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000								