

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	27517.00 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,074	124.1460	141.53	293,533	2022	2022	0	0	3.00	97.00
1 SINGLE FAM 100% - 2023 Heated Area: 1758 HX Base Yr 2023											

TOTALS	2,461		2,074	284,727								144 SW CEDARWOOD GLN, LAKE CITY	BLD DATE	LGL DATE	05/07/2026	MLU
EXTRA FEATURES												XF DATE	LAND DATE			
												INC DATE	AG DATE			

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	0030	BARN,MT	0 100	20 25	500.00	UT	12.00	12.00	100	2018	2018	3	100	6,000	
2	0252	LEAN-TO W/	0 100	0 0	1.00	UT	800.00	800.00	100	2022	2021		100	800	
3	0166	CONC,PAVMT	0 100	0 0	640.00	UT	3.00	3.00	100	2023	2022		100	1,920	

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		284,727	
TOTAL MARKET OB/XF VALUE		8,720	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		358,447	
SOH/AGL Deduction		106,511	
ASSESSED VALUE		251,936	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		195,525	
TOTAL JUST VALUE		358,447	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,322	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043546	New Residential C	190,000	01/19/2022
000043431	Electrical Servic	0	12/21/2021
37014	MAINT/ALTR	150	07/24/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/2408	1/02/2026	WD	U	I	11	100
GRANTOR: MENA MARLIN						
GRANTEE: MENA HIRAM YASSIED						
1493/2375	3/21/2023	WD	U	I	11	100
GRANTOR: MENA MARLIN						
GRANTEE: MENA MARLIN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=80,10] W35 S11 W21 S13 W4 S9 E4 S6 E9 N1 E14 N9 E33 N6 E3 N11 W3 N14 \$
FGR=[YR=2023;ORIG=24,1] E21 S20 W21 N20 \$
FOP=[YR=2023;ORIG=45,1] E20 S9 W20 N9 \$
FOP=[YR=2023;ORIG=66,39] W19 S5 E11 S1 E8 N6 \$