

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,798	111.7200	125.13	350,114	1995	1995	0	0	30.00	70.00

1 SINGLE FAM 100% - 2004 Heated Area: 2422 HX Base Yr 2004

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			245,080
TOTAL MARKET OB/XF VALUE			3,863
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			283,943
SOH/AGL Deduction			103,806
ASSESSED VALUE			180,137
TOTAL EXEMPTION VALUE	HX HB MH	51,411	
BASE TAXABLE VALUE			128,726
TOTAL JUST VALUE			283,943
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,444

DOR CODE		MKT AREA			
0100	SINGLE FAMILY	06			
MAP NUM	28316.050 1.00/				
NEIGHBORHOOD/LOC	28316.050 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,422	100		2,422	212,146
FGR	483	55		266	23,300
FOP	21	30		6	526
FSP	260	40		104	9,110
TOTALS	3,186			2,798	245,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0949/0648	3/19/2002	WD P	I	I	99	135,000
GRANTOR: FREDERICK C NEAL III						
GRANTEE: IVAN R UDELL						
0797/2306	11/10/1994	WD U	I	I	32	125,900
GRANTOR: NORTH CONST INC						
GRANTEE: FREDERICK C III & S						

EXTRA FEATURES		107 NW IRISH GLN, LAKE CITY														
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	0	1.50	1.50	100	1995	1995	3	100	1,863	
2	0180	FPLC 1STRY	0	100	0	0	0	2,000.00	2,000.00	100	1995	1995	3	100	2,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 S45 E6 FGR= S18 E21N23 W21 S5\$ N5 E21 S5 E14 FOP= E7 N3 W7 S3\$ N3 E7 S3 E2S7 E5 S3 E8 N3 E4 N32 FSP= N10 W26 S10 E26\$ W26 N10 W9 N10\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,863							
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							