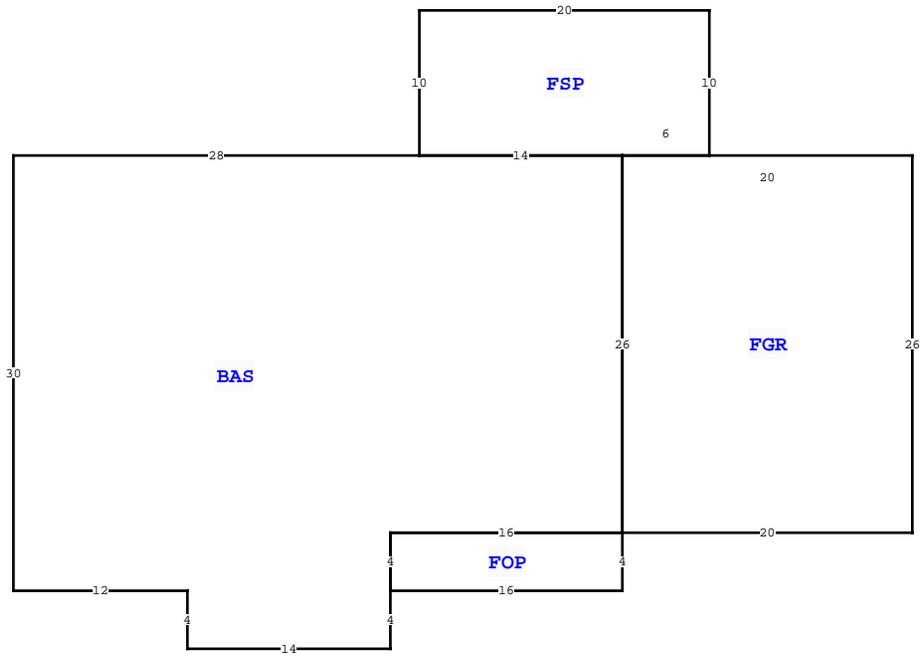


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,637	116.2260	132.50	216,902	1997	1997	0	0	30.10	69.90
1 SINGLE FAM 100% - 2013 Heated Area: 1252 HX Base Yr 2013											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100		1,252	115,957
FGR	520	55		286	26,489
FOP	64	30		19	1,760
FSP	200	40		80	7,409
TOTALS	2,036			1,637	151,614

239 NW CHARLOTTE GLN, LAKE CITY

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

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	2,007.00	UT	1.50	1.50	100	1997	1997	3	100	3,011	
2	0294	SHED WOOD/	0	100	10	100.00	UT	7.50	7.50	75	1997	1997	3	75	563	

TOTAL OB/XF 3,574

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	151,614			
TOTAL MARKET OB/XF VALUE	3,574			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	190,188			
SOH/AGL Deduction	71,745			
ASSESSED VALUE	118,443			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	67,032			
TOTAL JUST VALUE	190,188			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	189,803			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046734	Roof Replacement	19,357	03/14/2023
12730	SFR	210	07/02/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1234/1891	5/11/2012	LE	U	I	14	100
GRANTOR: LINDA PENHALIGON &						
GRANTEE: LINDA PENHALIGON &						
1233/2211	4/26/2012	PB	U	I	18	0
GRANTOR: CLRK OF COURT (ESTAT)						
GRANTEE: LINDA PENHALIGON &						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W28 S30 E12 S4 E14 N4 FOP= E16 N4 W16 S4\$ N4 E16 FGR= E20 N26 W20 S26\$ N26 FSP= E6 N10 W20 S10 E14\$ W14\$.											