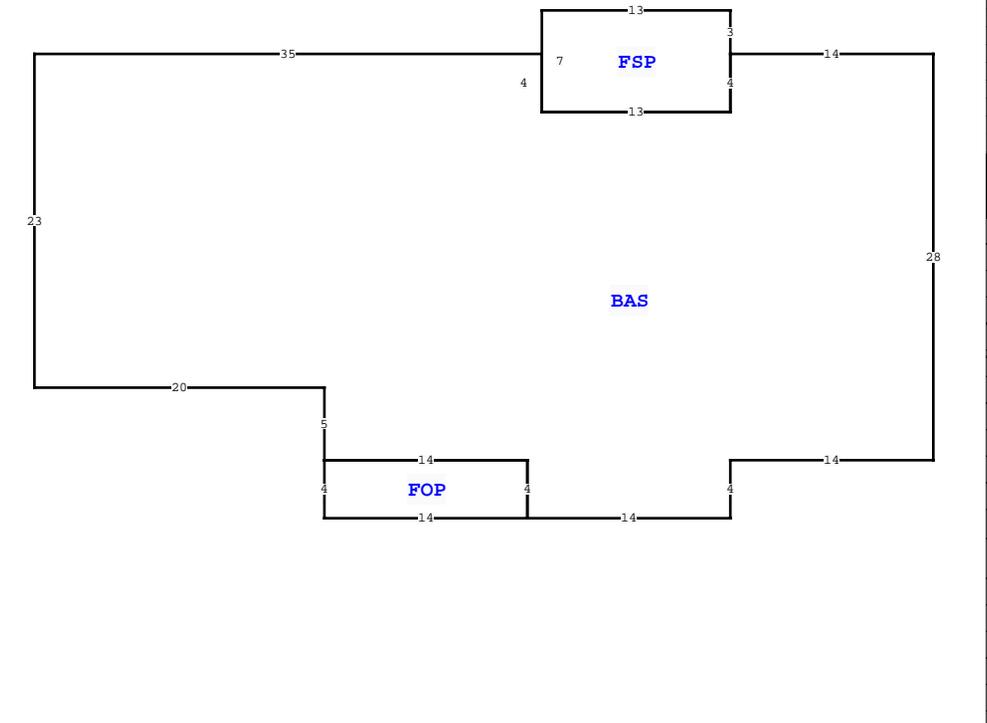


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	13 LAM/VNLPLK 40
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 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	1,693	115.9000	132.13	223,696	2000	2015	0	0	10.75	89.25



MAP NUM	MKT AREA	06
28316.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100		1,640	193,399
FOP	56	30		17	2,005
FSP	91	40		36	4,246
TOTALS	1,787			1,693	199,649

256 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	2,404.00	UT	1.50	1.50	100	2000	2000	3	100	3,606	
2	0296	SHED METAL	0	100	8	80.00	UT	5.00	5.00	100	2000	2000	3	100	400	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		199,649	
TOTAL MARKET OB/XF VALUE		4,006	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		238,655	
SOH/AGL Deduction		38,679	
ASSESSED VALUE		199,976	
TOTAL EXEMPTION VALUE	HX HB SX	101,411	
BASE TAXABLE VALUE		98,565	
TOTAL JUST VALUE		238,655	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		237,500	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047631	Remodel	5,999	07/10/2023
17305	SFR	210	08/09/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1739	11/12/2024	LE	U	I	14	100
GRANTOR: FANNON MICHAEL ALLEN						
GRANTEE: RUDD MARY BETH (RMD)						
1438/2594	5/28/2021	WD	Q	I	01	209,500
GRANTOR: TOMLINSON COLLEENN A						
GRANTEE: FANNON MICHAEL ALLE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FSP= N3 W13 S7 E13 N4\$ S4 W13 N4 W35 S23 E20 S5 FOP= S4 E14 N4 W14\$ E14 S4 E14 N4 E14 N28\$.	

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