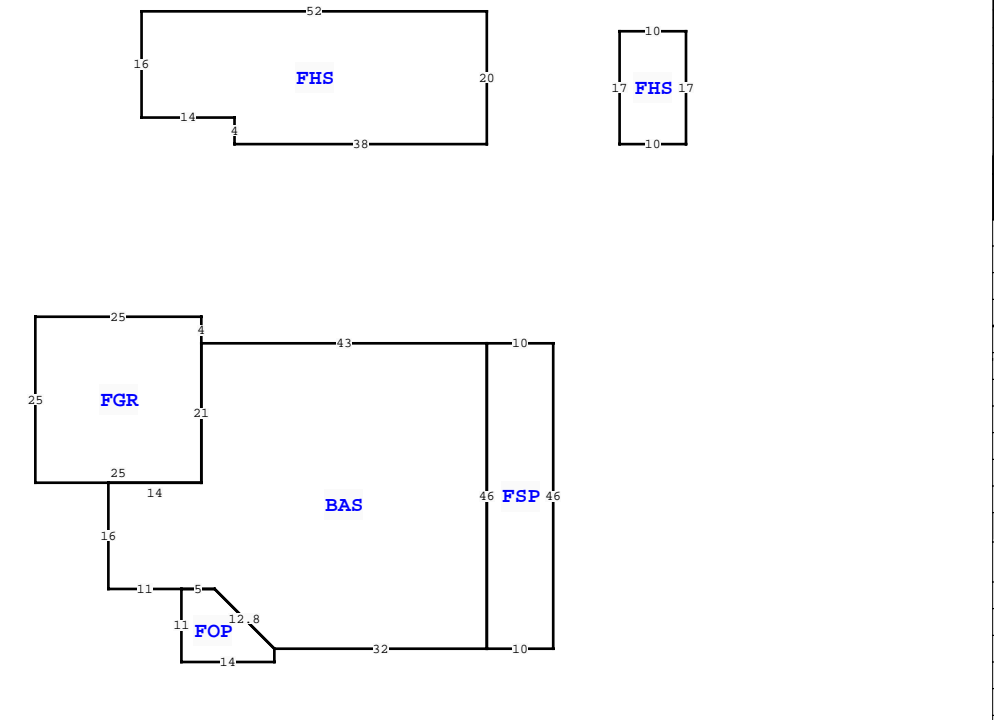


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
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
1	SINGLE FAM	100%	- 2024								



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	28316.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,144	100		2,144	221,280
FGR	625	55		344	35,504
FHS	170	60		102	10,527
FHS	984	60		590	60,893
FOP	114	30		34	3,509
FSP	460	40		184	18,990
TOTALS	4,497			3,398	350,704

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	3,906.00	UT	1.50	1.50	100	2001	2001	3	100	5,859	
3	0280	POOL R/CON	0	100	18	512.00	UT	70.00	70.00	100	2001	2001	3	40	14,336	
4	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000	
5	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,500	

119 NW GRAY GLN, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/14/2026 MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	350,704			
TOTAL MARKET OB/XF VALUE	23,895			
TOTAL LAND VALUE - MARKET	35,000			
TOTAL MARKET VALUE	409,599			
SOH/AGL Deduction	15,376			
ASSESSED VALUE	394,223			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	342,812			
TOTAL JUST VALUE	409,599			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	414,522			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047284	Roof Replacement	19,000	05/22/2023
18601	POOL	125	08/13/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/152	6/05/2023	WD	Q	I	01	465,000
GRANTOR: TABER MICHAEL						
GRANTEE: CLAIBORNE AUSTIN						
1440/934	6/18/2021	WD	Q	I	01	410,000
GRANTOR: GUERRA ERIC MARQUEZ						
GRANTEE: TABER MICHAEL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W43 S21 W14 S16 E11 E5 D9R9 E32 N46 \$											
FHS=[ORIG=0,-30] N20 W52 S16 E14 S4 E38 \$											
FGR=[ORIG=-43,0] N4 W25 S25 E25 N21 \$											
FSP=[ORIG=0,46] E10 N46 W10 S46 \$											
FHS=[ORIG=20,-30] E10 N17 W10 S17 \$											
FOP=[ORIG=-46,37] S11 E14 N2 U9L9 W5 \$											

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							